

**1994**



**GENERAL PLAN**  
**and LOCAL COASTAL PROGRAM**  
for the COUNTY OF SANTA CRUZ, CALIFORNIA

ADOPTED by the BOARD of SUPERVISORS • 5/24/94  
Certified by the California Coastal Commission • 12/15/94

EFFECTIVE DATE • 12/19/94

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**County of Santa Cruz**  
**1994**  
**General Plan and**  
**Local Coastal Program**  
**Land Use Plan**

Adopted by the Board of Supervisors May 24, 1994  
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# TABLE OF CONTENTS

	Page
<b>1. INTRODUCTION</b>	
Purpose _____	1-1
Physical and Economic Setting _____	1-1
State General Plan Law _____	1-6
Planning History - County _____	1-8
Planning History - Coastal _____	1-9
The 1994 General Plan and Local Coastal Program _____	1-12
Organization and Contents _____	1-13
Preparation, Monitoring and Review _____	1-18
Interpretation _____	1-20
Environmental Review _____	1-21
Planning and Development Considerations Within Other Jurisdictions _____	1-22
 <b>2. LAND USE</b>	
Authority and Purpose _____	2-1
Goals _____	2-4
Land Use and Development Framework _____	2-5
Rural Residential Siting and Density _____	2-11
Urban Residential Siting and Density _____	2-19
Commercial, Industrial and Public Facility Land Use _____	2-25
Land Use Policies for Specific Areas _____	2-46
 <b>3. CIRCULATION</b>	
Authority and Purpose _____	3-1
Goals _____	3-4
Transportation System Management _____	3-5
Parking _____	3-7
Public and Special Needs Transit and Passenger Rail _____	3-9
Bicycle/Pedestrian _____	3-14
Streets and Highways _____	3-25
Commodities Movement _____	3-51
Air Travel _____	3-53
Implementation _____	3-56



#### 4. HOUSING

Introduction	4-1
Population and Households	4-5
Housing Stock	4-32
Evaluation of 1985 Housing Element	4-44
Existing Housing Resources	4-57
Vacant/Underdeveloped Land	4-65
Housing Constraints	4-71
Goals, Objectives, Policies and Programs	4-89
Appendices	4-113

#### 5. CONSERVATION AND OPEN SPACE

Authority and Purpose	5-1
Goals	5-2
Biological Resources	5-3
Water Resources	5-17
Hydrological, Geological and Paleontological Resources	5-25
Visual Resources	5-32
Open Space	5-38
Timber Resources	5-40
Agriculture	5-44
Mineral Resources	5-57
Energy	5-60
Air Quality	5-63
Archeological and Historic Resources	5-65

#### 6. PUBLIC SAFETY AND NOISE

Authority and Purpose	6-1
Goals	6-2
Seismic Hazards	6-4
Slope Stability	6-7
Erosion	6-11
Flood Hazards	6-13
Fire Hazards	6-16
Hazardous and Toxic Materials	6-22
Hazardous Waste Management	6-24
Electric and Magnetic Energy	6-29
Noise	6-32

## **7. PARKS AND RECREATION, AND PUBLIC FACILITIES**

Authority and Purpose _____	7-1
Goals _____	7-4
Park Program Development _____	7-9
Cultural Services _____	7-42
Schools _____	7-44
Child Care _____	7-46
Libraries _____	7-47
Fire Protection _____	7-48
Police Protection _____	7-50
Water Supply _____	7-51
Wastewater _____	7-55
Drainage _____	7-60
Integrated Solid Waste Management _____	7-62
Energy Facilities _____	7-69
Public Services and Facilities _____	7-71

## **8. COMMUNITY DESIGN**

Authority and Purpose _____	8-1
Goal _____	8-1
Quality Design _____	8-3
Site and Circulation Design _____	8-4
Development Clustering _____	8-5
Residential Neighborhoods _____	8-6
Commercial and Industrial Design _____	8-7
Building Design _____	8-8
Landscape Design _____	8-10
Villages and Special Communities _____	8-11

## **GLOSSARY**

## **APPENDICES**

- A. Sources and References
- B. Sensitive Habitat Plant and Animal Species
- C. Mitigation Measures for Development Impacts on School Facilities





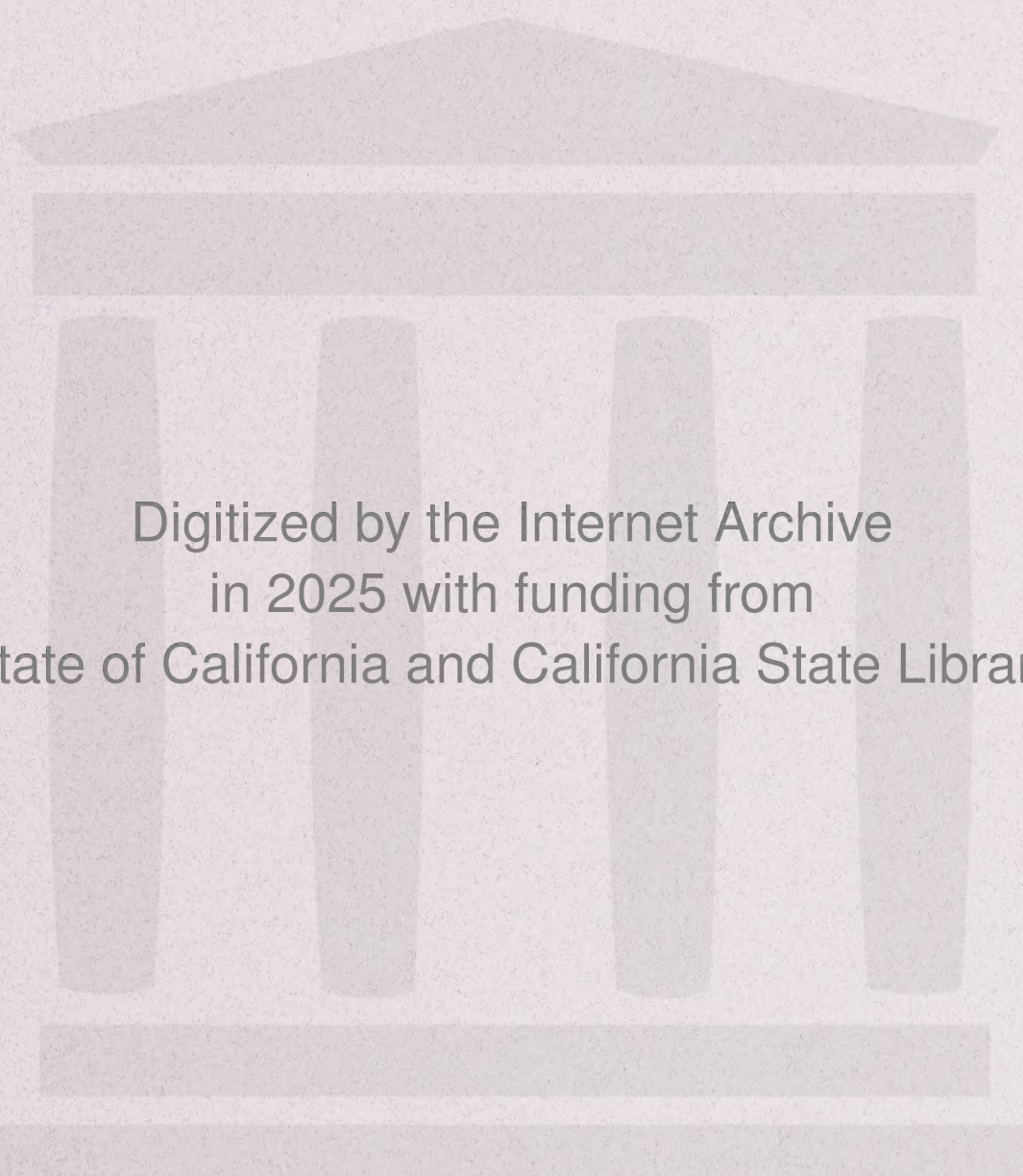
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## **Chapter 1**

# **INTRODUCTION**

- PHYSICAL AND ECONOMIC SETTING
- STATE GENERAL PLAN LAW
- PLANNING HISTORY - COUNTY
- PLANNING HISTORY - COASTAL
- 1994 GENERAL PLAN AND LOCAL COASTAL PROGRAM
- ORGANIZATION AND CONTENTS
- PREPARATION, MONITORING AND REVIEW
- INTERPRETATION
- ENVIRONMENTAL REVIEW
- PLANNING AND DEVELOPMENT CONSIDERATIONS  
WITHIN OTHER JURISDICTIONS





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# INTRODUCTION

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## CONTENTS

	Page
Purpose _____	1-1
Physical and Economic Setting _____	1-1
State General Plan Law _____	1-6
Planning History - County _____	1-8
• Growth Management System	
• The 1980 General Plan	
• Village/Town/Community/Specific Plans	
Planning History - Coastal _____	1-9
• The 1983 Local Coastal Program	
The 1994 General Plan and Local Coastal Program _____	1-12
Organization and Contents _____	1-13
• Text	
• Maps	
Preparation, Monitoring and Review _____	1-18
• Programs	
Interpretation _____	1-20
Environmental Review (1.1) _____	1-21
Planning and Development Considerations Within Other Jurisdictions _____	1-22
• City of Capitola	
• City of Scotts Valley	
• City of Watsonville	
• City of Santa Cruz	
• University of California, Santa Cruz	
• Interagency Coordination (1.2)	





## PURPOSE

The General Plan is a set of policies and programs to guide future growth and development in a manner consistent with the goals and quality of life desired by Santa Cruz County citizens. These policies become the basis for all decisions related to the use of land and future expansion of the community.

The policies and underlying philosophy of the General Plan have an effect upon all County residents and visitors. Planning for the County budget, water and sewer systems, roads, natural resource protection, police protection, fire and emergency services, libraries, schools and parks are all connected to the policies and programs contained in the plan.

Because of the direct or indirect links to all County citizens, the 1994 updated General Plan has broadened its scope to reflect the importance of items previously not included in the 1980 General Plan. It is the intent of this updated plan to strengthen existing natural and agricultural

resource protection policies, and to preserve and enhance the economic base and rural character of the County. The plan guides commercial and residential development in a way which accommodates reasonable growth and redevelopment while limiting urban expansion.

The 1994 General Plan serves two functions: it is a regulatory framework against which all proposed development is measured; and it is a vision statement for the desired future of the County. By its nature, the General Plan language must be both legal and philosophical, reflecting the dual purpose of the document.

## PHYSICAL AND ECONOMIC SETTING

Santa Cruz County is the second smallest county in California, containing a total of 282,240 acres (441 square miles), located between the San Francisco Bay Area and Monterey Peninsula. (Figure 1-1) The 1990 census estimated the County population at about 230,000.



# SANTA CRUZ COUNTY SIZE

Estimated Area in Square Miles

City of Capitola \_\_\_\_\_ 1.6

City of Santa Cruz \_\_\_\_\_ 12.0

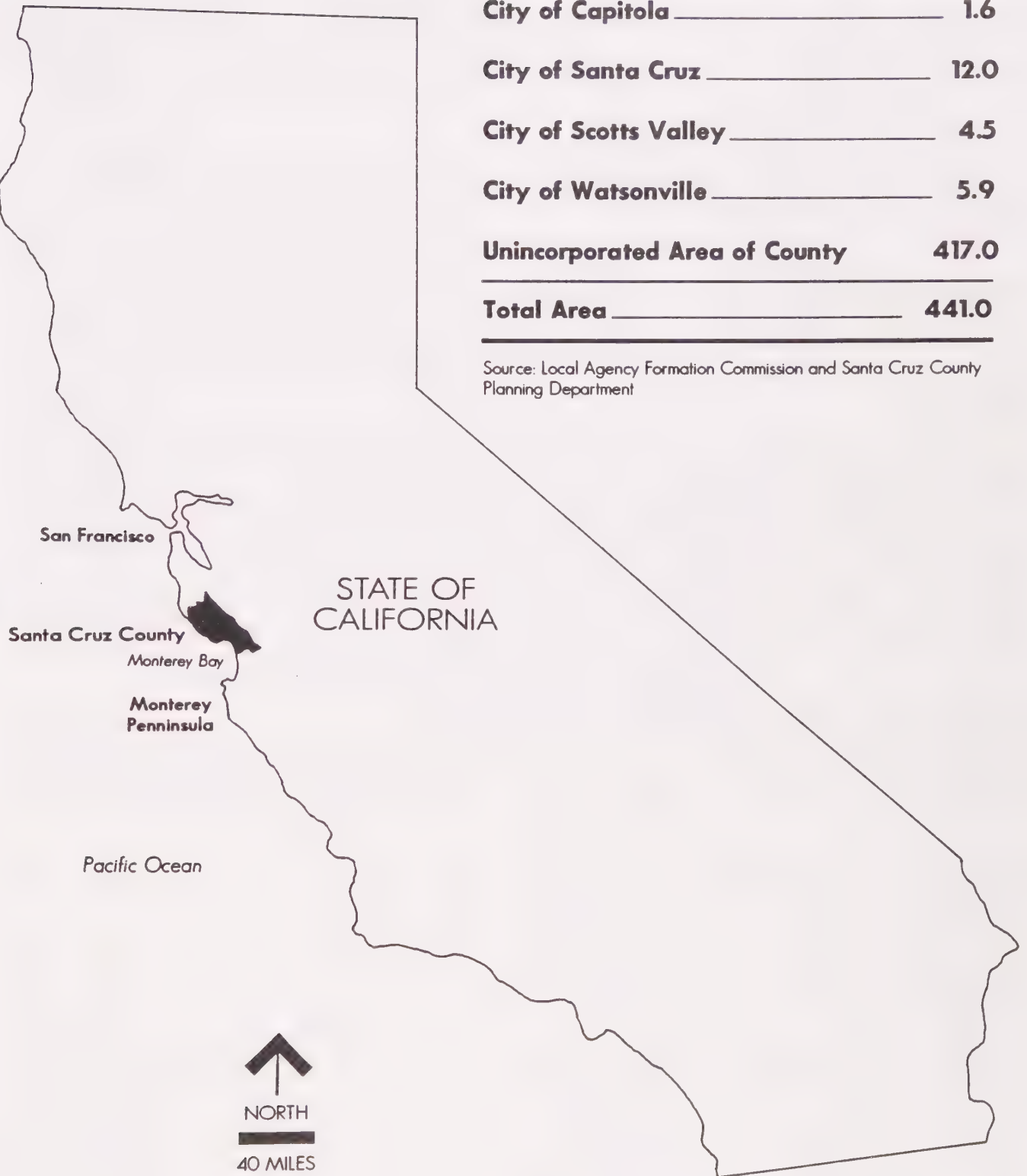
City of Scotts Valley \_\_\_\_\_ 4.5

City of Watsonville \_\_\_\_\_ 5.9

Unincorporated Area of County \_\_\_\_\_ 417.0

**Total Area** \_\_\_\_\_ **441.0**

Source: Local Agency Formation Commission and Santa Cruz County Planning Department



## County of Santa Cruz VICINITY MAP

The physical environment of Santa Cruz County is truly one of the most beautiful and diverse in California. The topography of the County is varied in character, containing such features as the forested Santa Cruz Mountains in the north and northeast, the mid-County coastal terraces where a large portion of the County's population is located, and the alluvial south County which is predominately in agricultural use. The central California coast location and the County's topographic features contribute to the ideal Mediterranean climate of Santa Cruz County.

Due to this climate and the variety of landscape types, the County of Santa Cruz contains a diverse economic base which is often natural resource based and includes visitor serving and service industries, agriculture and manufacturing.

The dominant economic activities are centered in the agricultural and food processing of the south County and in service and tourism in the North County. Other economic activities include quarrying, forestry, wood products, fishing and other manufacturing. Two major educational institutions, Cabrillo Community College and the Santa Cruz campus of the University of California, are located in mid- and north County areas respectively.

With a spectacular coastline, accessible beaches, and wooded mountains all in proximity to several northern California metropolitan areas, Santa Cruz County is an important vacation and recreation area. Within its borders are several state parks and a number of state beaches.

Five major state highways connect Santa Cruz with adjacent counties. Highway 1 leads along the coast from San Francisco south to the Cities of Santa Cruz, Capitola, and Watsonville and then on to Monterey. Highway 9 traverses the County from the City of Santa Cruz through the rural villages of Felton, Ben Lomond and Boulder Creek. Highway 17 also crosses the Santa Cruz Mountains into Santa Clara County passing through the City of Scotts Valley. Highways 129 and 152 join the City of Watsonville with neighboring Santa Clara County. The Southern Pacific Railroad presently provides freight service to the Pajaro Valley along the coast of the County and extends into the San Lorenzo Valley. One small airport accommodating private planes is located in Watsonville.

Consistent with the California Coastal Act of 1976 and Measure J, the growth management referendum of 1978, the County maintains a distinction between urban and rural areas through the use of a stable Urban/Rural Boundary. The Urban/Rural Boundary is represented by an Urban Services Line (USL) and a Rural Services Line (RSL).

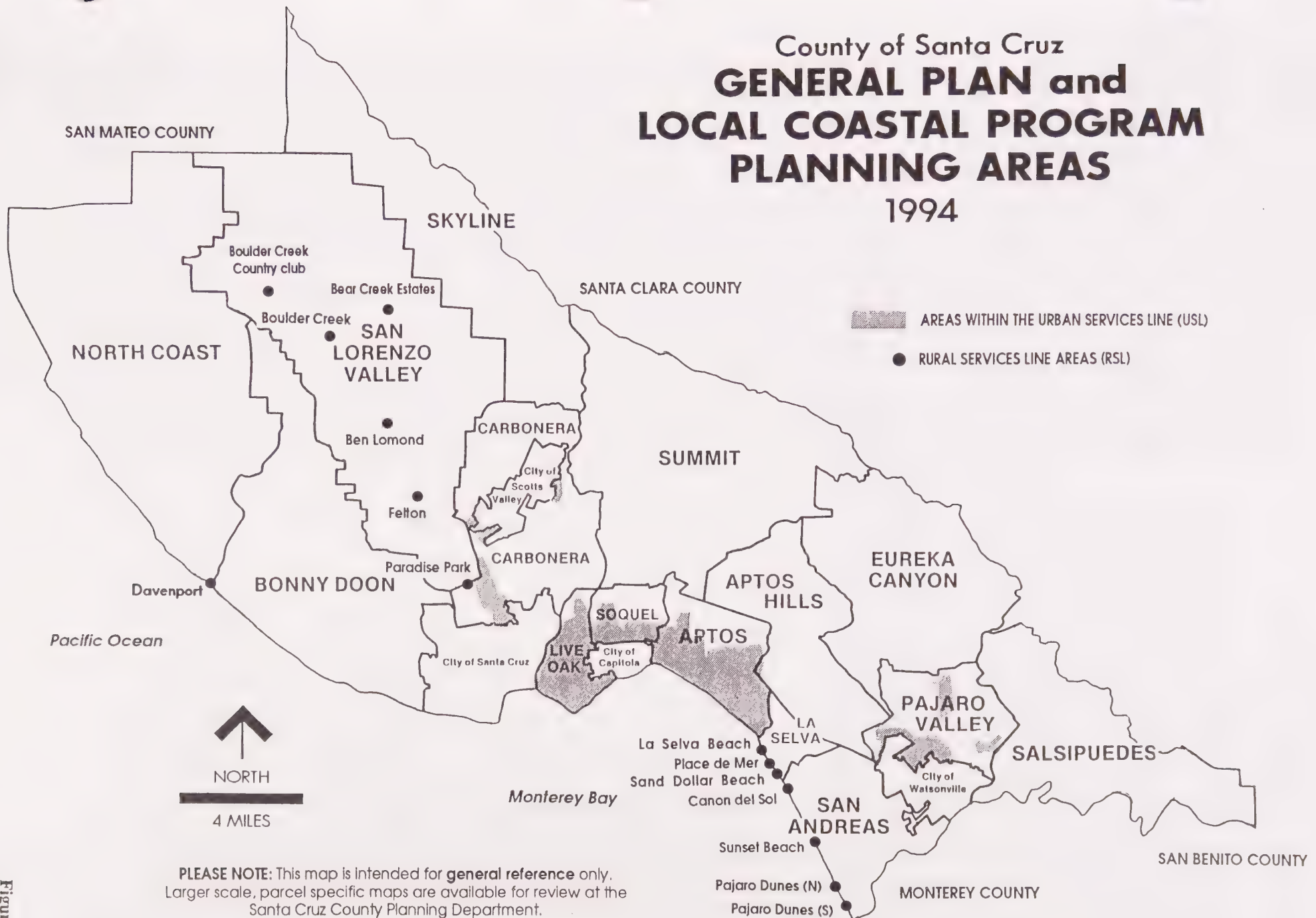
Urban concentrations of development are located within the four incorporated cities of Scotts Valley, Santa Cruz, Capitola and Watsonville; and in the unincorporated areas of Live Oak, Soquel, Aptos, and Freedom, as defined by the Urban Services Line. It is basic County policy to direct a large share of the County's growth into the areas within the USL to facilitate the provision of services for future growth and preservation of the character of the rural portion of the County.

In addition to the areas within the Urban Services Line, there are also urban enclaves (located outside the USL) which are recognized as having urban densities which may or may not have all urban services. These enclaves are defined by a Rural Services Line (RSL) and include the communities of Davenport, Boulder Creek, Boulder Creek Country Club, Bear Creek Estates, Ben Lomond, Felton, Paradise Park, La Selva Beach, Place de Mer, Sand Dollar Beach, Canon del Sol, Sunset Beach, Pajaro Dunes North, and Pajaro Dunes South.

Chapter 2 (Land Use: General Land use Policies - Planning Framework) contains an expanded description of the distinction between urban and rural areas of the County.



# County of Santa Cruz GENERAL PLAN and LOCAL COASTAL PROGRAM PLANNING AREAS 1994





## STATE GENERAL PLAN LAW

The California Planning and Zoning Law (Section 65300 et seq. of the Government Code) requires adoption of a comprehensive long-term General Plan for the physical development of a county. Certain elements are required by law to be included in the General Plan, such as Land Use, Circulation, Housing, Conservation, Open Space, Safety and Noise; other elements, such as Community

Design, Parks and Recreation, and Public Facilities are optional. Figure 1-3 indicates which chapters address the issues of the required General Plan elements as well as identifies which chapters incorporate Local Coastal Program policies. The Local Coastal Program is required by separate law and is described in the Planning History-Coastal section of this chapter.

**Figure 1-3  
Chapters Which Address General Plan Elements  
and the Local Coastal Program**

	CHAPTER							
	1	2	3	4	5	6	7	8
<b>REQUIRED ELEMENTS:</b>								
LAND USE	X	X	X	X	X	X	X	X
CIRCULATION			X					
HOUSING		X		X				
CONSERVATION					X			X
OPEN SPACE					X	X		
SAFETY						X		
NOISE			X				X	
<b>OPTIONAL ELEMENTS:</b>								
PARKS & RECREATION							X	
PUBLIC FACILITIES							X	
COMMUNITY DESIGN								X
<b>The LOCAL COASTAL PROGRAM LAND USE PLAN is Incorporated in 7 chapters of the General Plan and the Glossary</b>	X	X	X		X	X	X	X

The Land Use Element is shown to be implemented by all of the chapters of this General Plan. Because Land Use policies are spread throughout the document, policies relating to Land Use Designations (Classifications) are also found in several separate chapters. Figure 1-4 lists

each of Santa Cruz County General Plan and Local Coastal Program Land Use Designations followed by the chapter which contains the primary policies corresponding to the Designation.

**Figure 1-4**  
**General Plan Land Use Designations**

	Chapter
AG Agriculture	5
C-O Office Commercial	2
C-N Neighborhood Commercial	2
C-C Community Commercial	2
C-V Visitor Accommodations	2
C-S Service Commercial/Light Industrial	2
I Heavy Industrial	2
Q Quarry/Mining	5
O-U Urban-Open Space	5
O-C Resource Conservation	5
O-L Lake, Reservoir, Lagoon	5
O-R Parks, Recreation and Open Space Proposed Parks and Recreation (Overlay) Designation	7
P Public Facility	2
R-M Mountain Residential	2
R-R Rural Residential	2
R-S Suburban Residential	2
R-UVL Urban Residential, Very Low Density	2
R-UL Urban Residential, Low Density	2
R-UM Urban Residential, Medium Density	2
R-UH Urban Residential, High Density	2



## PLANNING HISTORY - COUNTY

Santa Cruz County's first comprehensive General Plan was prepared in the late 1950s and adopted in 1961. At that time, the County's population was 82,000, and the projected 1985 population was 200,000. The 1961 plan showed urban development along the coastal terrace and around the City of Watsonville, with rural development extending into portions of the foothills and mountains. Large areas were designated for commercial recreation and farming, allowing for development of private recreational facilities such as camps, conference centers and resorts, as well as residences on large parcels. Also large portions of the County in the mountains along the Summit/Skyline ridge and in the North Coast area were set aside as "conserved" areas to be afforded full protection from any uses that would harm their natural character.

In the 1960s, the County adopted several area plans which later were updated and replaced in the 1970s by a series of Area General Plans. The eight area plans that were adopted in the County covered the planning areas of Bonny Doon, San Lorenzo Valley, Live Oak, Soquel, Aptos, La Selva, Pajaro Beach, and Pajaro Valley.

In the late 1960s, comprehensive water planning was expanded with the adoption of the County's Master Plan for Water Development 1968-2020, which identified a series of potential reservoir sites and water facilities to serve the County's water needs. In 1973, the County adopted the Parks, Recreation and Open Space (PROS) Plan providing extensive inventories of County resources and policies for protection as well as development of these resources. That plan served as the Recreation, Open Space, and Conservation elements to the County General Plan. A series of other functional elements to the General Plan, as required by state law at that time, were adopted starting in 1969, including the Housing, Seismic Safety, Fire Safety, Noise, and Scenic Highways Elements.

By 1972, coastal development throughout California had resulted in the degradation and, in some instances, destruction of coastal resources and had greatly decreased opportunities for public access to the shore. Recognizing these trends, California voters passed Proposition 20 which led to the California Coastal Act of 1976, followed by the adoption of the County's Local Coastal Program

in 1981. (See the Planning History - Coastal section for additional background.) During this same time period, the growth rate of Santa Cruz County was one of the fastest in the State, due to the natural attractiveness of the coastal and mountain areas, as well as the jobs-to-housing imbalance in adjacent Santa Clara County.

## GROWTH MANAGEMENT SYSTEM

The rapid growth rate of the 1970s coupled with the community desire for agricultural and environmental protection, and preservation of quality of life, led to the passage in 1978 of a ballot referendum, Measure J (the growth management referendum). Measure J called for a comprehensive growth management system, including population growth limits, the provision of affordable housing, preservation of agricultural lands and natural resources, the retention of a distinction between urban and rural areas, and an enhancement of the quality of life within the County's urban areas. In the early 1980s, the County adopted a series of reports and ordinances with the 1980 General Plan and Local Coastal Program to implement this ballot referendum.

In addition, from 1977 to 1986, the County adopted several ordinances regulating land use activities. Although these ordinances were not developed solely in response to Measure J, they have also become an integral part of the County's Growth Management System.

An overall evaluation of the Growth Management System was conducted in 1986. The Growth Impact Study encompassed four reports: Growth Trends Report (August 1986), Measure J - A Report on Progress Toward Housing Objectives (September 1986), the Santa Cruz County Growth Management System Environmental Impact Report (December 1986) and the Growth Management Study Final Report (December 1986).

In response to report recommendations, additional emphasis was placed on evaluating the impacts of development on the County's rural resources and the County's policies regarding rural resources. A Preliminary Rural Resources Assessment was completed in 1991 which concluded that the policies relating to rural development have adequately protected the rural natural resources.



## THE 1980 GENERAL PLAN

The 1980 General Plan represented a major integration and consolidation of existing planning policy in the County. The Plan brought together the land use and growth management policies previously found in the countywide General Plan and its various functional elements, the several Area General Plans, and other planning documents, resolutions and County ordinances. In addition, the plan included Housing and Transportation Elements, energy policies, and revised General Plan maps prepared to a consistent format and set of mapping designations.

## VILLAGE/TOWN/COMMUNITY/SPECIFIC PLANS

Throughout the 1980s and early 1990s, several companion documents to the General Plan were prepared for various special areas. The purpose of these plans is to provide a more focussed and detailed analysis of an area than is otherwise found in the General Plan. All the adopted plans were prepared with extensive citizen participation at community workshops. These Village, Town, Community or Specific Plans take a variety of forms and address unique land use and character issues relevant to the focus area. Figure 1-6 lists the plans which have been completed, as well as additional plans proposed for future adoption.

## PLANNING HISTORY - COASTAL

In 1972, California voters recognized that the California Coastal Zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem. The permanent protection of the state's natural and scenic resources was determined to be a paramount concern to the present and future residents of the state and nation. These fundamental findings led to the passage of Proposition 20 and later formed the basis for the California Coastal Act of 1976. Proposition 20 temporarily set up a State Coastal Conservation and Development Commission and six Regional Commissions to regulate coastal development while the Commission prepared a statewide Coastal Plan.

Based on this statewide Coastal Plan, the State Legislature passed the Coastal Act of 1976. This Act sets up detailed policies for permanent coastal management.

The basic goals of the Coastal Act, as stated in Public Resources Code Section 30001.5 are to:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Most of the authority vested in the California Commission by the Coastal Act is to be transferred to the local governments through adoption and certification of "Local Coastal Programs."

## THE 1983 LOCAL COASTAL PROGRAM

As required by the California Coastal Act of 1976, the County prepared and adopted a Local Coastal Program Land Use Plan for the coastal zone of the County. (See Figure 1-5, County of Santa Cruz Coastal Zone.) This Land Use Plan was certified by the California Coastal Commission on January 12, 1982. As a part of the implementation of the Land Use Plan, the plan was adopted on November 16, 1982 as an element of the County General Plan to be effective in the unincorporated portion of the coastal zone of the County of Santa Cruz; and thereby amended the previous General Plan policies where the Local Coastal Program policies were more stringent. The California Coastal Commission certified the County's implementation program and on January 13, 1983, transferred coastal permit authority to the County. Except for coastal inundation and public trust areas, coastal development permits are issued by the County, with right of appeal to the California Coastal Commission in those instances specifically defined in the County Code Chapter titled, Coastal Zone Regulations). The Local Coastal Program Land Use Plan was published as a separate companion volume to the 1980 General Plan, but is now incorporated into the 1994 General Plan document.







## THE 1994 GENERAL PLAN AND LOCAL COASTAL PROGRAM

In 1989 the County Planning staff was directed by the Board of Supervisors to begin an update to the 1980 General Plan. The process included information gathering with numerous public meetings culminating in the development of a General Plan Background Report, 1991.

The Background Report and associated technical appendix describe the existing physical conditions and related land use trends of the County and form the base for the policies of the plan. The report was prepared as an informational document and was used as a reference source in creating the 1994 General Plan. (See Appendix A, List of Sources and References.)

During this data collection phase, in 1990, Santa Cruz County voters passed Measure C, a referendum declaring the 1990s as the "Decade of the Environment". The referendum set forth resource protection and development policies and has strengthened the foundation of the 1994 General Plan.

As a result of the findings of the Preliminary Rural Resources Assessment, the 1994 General Plan retains the existing resource protection policies for the rural areas of the County and focuses on development issues in the unincorporated urban areas of the County.

More than thirty public meetings were held to gather input from citizens. (Two urban area plans, Live Oak and Pajaro Valley are expected to be completed in the future as companion documents to the General Plan/Local Coastal Program Land Use Plan.) Based on public input, the four prominent issues outlined in the 1980 General Plan continue to be primary areas of concern as the County approaches buildout.

1. Providing adequate services, particularly water, to the present and future residents,
2. Providing affordable housing,
3. Preserving the County's environmental quality, and
4. Preventing conversions of agricultural lands.

In addition to these issues, many community meeting participants expressed the desire to see infill development compatible with the existing neighborhoods and incorporating reduced urban densities.

The goals of the 1994 General Plan and Local Coastal Program reflect the concerns for these issues. The goals, which are found at the beginning of each chapter, set forth the guiding principles for development and quality of life for Santa Cruz County.



# GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN ORGANIZATION AND CONTENTS

The 1994 General Plan consists of several parts which are organized into three volumes; the General Plan/Local Coastal Program Land Use Plan (GP/LCP) document itself; a collection of Village, Town, Community and Specific Plans; and the General Plan and Local Coastal Program Environmental Impact Report. (See Figure 1-6.)

**Figure 1-6  
Organization of the General Plan**

<b>VOLUME I</b>	
<b>The 1994 General Plan and Local Coastal Program Land Use Plan</b>	
<b>Appendices</b>	
A.	Sources and References for the General Plan and Local Coastal Program Land Use Plan
1.	Background Source Documents
2.	Reference Documents
B.	Sensitive Habitat Plant and Animal Species
C.	Mitigation Measures for Development Impacts on School Facilities
<b>VOLUME II</b>	
<b>Village/Town/Community/Specific Plans</b>	
•	Aptos Village Community Design Framework - 1985
•	Aptos Village Parking and Circulation Feasibility Study
•	Ben Lomond Town Plan - 1990
•	Boulder Creek Specific Plan - 1992
•	Corralitos Plan (to be completed)
•	Felton Town Plan - 1987
•	Live Oak Community Plan (to be completed)
•	North Coast Beaches Master Plan
•	Pajaro Valley Community Plan (to be completed)
•	Seascape "Benchlands" Specific Plan - 1988
•	Soquel Village Plan - 1990
<b>VOLUME III</b>	
<b>General Plan and Local Coastal Program Environmental Impact Report - 1993</b>	

The heart of the plan (Volume I) is a combination of this document (which includes the Local Coastal Program Land Use Plan) and associated appendices. This document contains eight chapters, a glossary, and appendices, each addressing specific subject areas, and includes the seven State mandated General Plan elements described in the Authority and Purpose section of each chapter as well as optional elements of Parks and Recreation, Public Facilities and Community Design. This portion of the plan constitutes the operative land use policies of the County and supersedes the policies found in the background source documents of Appendix A.

Appendix A contains two lists of documents; one list includes background source documents which were used to develop this plan; and the other list includes companion documents to the 1994 General Plan which are adopted by reference. The documents which are considered background sources include language which is important historic information, but has been superseded by the adoption of the 1994 General Plan. (Examples of Background Source Documents are the Parks, Recreation and Open Space Plan, 1972 and Master Plan for Water Development 1968-2020; 1968.) The documents which are adopted by reference contain policy language which has not been superseded by the 1994 General Plan, but rather complements this document. (Examples of reference documents are the California Coastal Act and the Hazardous Waste Management Plan.)

Appendix B is comprised of information which is too detailed to include with the bulk of the General Plan text. Appendix B contains lists of Sensitive Habitat Plant and Animal Species and is dynamic in nature. These lists do not require Board of Supervisor approval or California Coastal Commission certification to be updated.

Appendix C contains information regarding mitigation measures for impacts of development projects on school facilities.

Volume II of the General Plan consists of all the village, town, community and specific plans adopted by the County, as well as other detailed adopted planning documents. The village, town, community and specific plans have equal policy weight with the General Plan and Local Coastal Program Land Use Plan. These plans require General Plan and Local Coastal Program Land Use Plan amendments when revisions are proposed. (See Interpretation section.)



The final volume of the General Plan is the Environmental Impact Report (Volume III). This report considers the environmental impacts that could result from the 1994 General Plan and Local Coastal Program Land Use Plan. The EIR was prepared pursuant to the California Environmental Quality Act, Public Resources Code, Section 2100 et seq. (CEQA), the State CEQA Guidelines, Code of California Regulations, title CIV, Section 15000 et seq. (the CEQA Guidelines), and the environmental guidelines of Santa Cruz County.

The 1994 General Plan and Local Coastal Program Land Use Plan have been combined into one document. The Local Coastal Program (LCP) consists of land use plans, the zoning ordinance, zoning district maps, and other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act. The LCP policies of the General Plan reflect the coastal issues and concerns of the County which is required to be consistent with the statewide policies of the Coastal Act. The LCP is legally binding on the County and provides a permanent program for coastal protection.

The County Local Coastal Program is composed of two major parts: the Land Use Plan and the Implementation Plan.

The Land Use Plan is defined by Section 30108.4 of the Coastal Act as the "relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resources protection and development policies, and where necessary, a listing of implementing actions." This General Plan includes a comprehensive long-term plan for land use and physical development for the County's Coastal Zone. The plan includes policies and programs consistent with the provisions of the Coastal Act.

The Implementation Plan includes zoning, regulation revision, and other programs needed to carry out the goals, policies, and land use designations of the LCP Land Use Plan. The foundation of the Implementation Plan is described in the next section; General Plan and Local Coastal Program Preparation, Monitoring and Review.

## TEXT

The text of the General Plan/LCP Land Use Plan is written in the form of goals, objectives, policies and programs. Goals are general statements formulated in light of identified issues and problems. Objectives are specific statements denoting measurable ends to be reached or achieved in the pursuit of goals. Policies are definitive guidelines to shape the day-to-day decisions and actions in order to achieve the stated goals and objectives of the plan. Programs are similar to policies except they represent the commitment of specific effort and resources in an organized manner to accomplish the intended objectives.

### IDENTIFICATION OF LCP POLICIES

The text of the General Plan identifies language which applies on a countywide basis and language which is Local Coastal Program text.

- Goals, Objectives, Policies and Programs which have no initials indicate the language applies countywide, but is not LCP text. Changes to this text require General Plan amendments, but no Local Coastal Program amendments or certification by the California Coastal Commission.
- Goals, Objectives, Policies and Programs identified with (LCP) initials indicate the language which is part of the Local Coastal Program. Changes to this text require General Plan and Local Coastal Program amendments and ordinarily require certification by the California Coastal Commission.

**Note:** Language identified with (LCP) is not restricted to the Coastal Zone; language which includes the (LCP) initials is part of the Local Coastal Program and applies countywide unless specifically stated that the policy, etc. is limited to the coastal zone.

The glossary also identifies which definitions are part of the Local Coastal Program, requiring certification by the California Coastal Commission.

## MAPS

For mapping and planning purposes, the County has been divided into 15 planning areas.

- Aptos
- Aptos Hills
- Bonny Doon
- Carbonera
- Eureka Canyon
- La Selva
- Live Oak
- North Coast
- Pajaro Valley
- Salsipuedes
- San Andreas
- San Lorenzo Valley
- Skyline
- Soquel
- Summit

These planning areas were created to correspond to geographic regions as well as generally follow the boundaries of California Census Tracts in order to facilitate future data analysis. (See Figure 1-2.)

Santa Cruz County has entered all General Plan and Local Coastal Program related map information into a computer system which provides for a variety of applications. The maps are maintained on the County's Geographic Information System (EMIS - Environmental Management Information System) and are available in electronic graphical format and in tabular format on the County's mainframe computer. Plots of maps, depicting information in various configurations, are also available. The official adopted General Plan maps are the most current versions residing in the electronic security and controls library.

This computer based system allows for ease of maintenance with systematic recording of authorized changes. Changes to the General Plan and LCP Land Use Maps are made only upon approval of a land use designation change by the Board of Supervisors, and when required, the California Coastal Commission. Changes to the General Plan and LCP Resources and Constraints Maps are made in accordance with Figure 1-7.

The column in Figure 1-7 titled "New Information Acceptable for Updating Maps" applies to broad amendments to the Resources and Constraints Maps which are generally initiated by the County to maintain accurate up-to-date information. The column titled "Parcel Specific Overriding Information" lists criteria under which an individual property may be evaluated. Individual

reports prepared under this criteria do not change the overall maps, but may "override" the policies relating to the specific resource or constraint.

The maps which correspond to the LCP Land Use Plan text include the following:

- Land Use Plan Maps
- Resources and Constraints Maps
- Shoreline Access Maps - reference only

The EMIS system consists of numerous layers of specific data unique to each layer, such as parcel boundaries or location of floodplains. For General Plan and LCP purposes, all lands of the unincorporated portions of the County have two sets of these data layers. A series of layers representing Land Use and Facilities information; and another series of layers which represent the land's natural and/or cultural Resources to be protected and other Constraints to development. Both sets of maps must be consulted in order to determine the development potential for any particular property.

The specific conservation and development policies which apply to any particular area or property are determined by reviewing the policies in the General Plan and LCP text which apply to the specific map designations for the given location. Taken together, these policies will determine the allowable use and/or development density allowed for a property.

Given the amount of information necessary to be illustrated, and the required scale for legibility, only a portion of the maps have been reproduced in this document.



**Figure 1-7 (page 1 of 2)**  
**General Plan Resources and Constraints Maps**

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information
Agriculture	X	Agricultural Resources Map, 1979; LCP LUP R&C Maps	Revised Agricultural Resource Maps, 1991 (Incorporates LCP Maps)	General Plan and LCP amendment	Not applicable
Airport Clear Zone		Watsonville Airport Plan	Source Map	Revised Airport Land Use Plan, Federal Aviation Regulations, staff recommended changes	Not applicable
Archaeological		Resource Maps, County Archaeologic Consultant	Revised resource maps, County Archaeologic Consultant, 1992	Revised maps prepared by archaeologic consultant	Report prepared by qualified professional archaeologist
Critical Fire Hazard	X	Growth Management Environmental Report Natural Fire Hazards Map	Source Map	Report from biologist showing site is not chaparral	Report from biologist showing site is not chaparral habitat
Electric and Magnetic Fields		PG & E Maps	Not converted, will use PG & E Maps for locations of transmission and major distribution lines	Addition or removal of transmission or major distribution lines by any utility	Not applicable
Floodway/Floodplain	X	FEMA Floodway/Flood Insurance Maps	Source Maps	Revised FEMA Floodway/Flood Insurance Maps	Report by certified engineering geologist, licensed surveyor or civil engineer
Mineral Resource					
Location of	X	Growth Mgmt. Environmental Report Timber and Mineral Resource Map	Source Map	General Plan and LCP Amendment	Not applicable
Designations/Classifications		California Dept. of Conservation, Division of Mines and Geology, Special Report 146 Part IV and SMARA Designation Report No. 7	Source Maps	Revision of State Mines and Geology Designation/Classification Maps	Not applicable
Noise		Noise Corridor Maps from 1976	To be revised to reflect updated Noise Element	Update of Ground Trans. and Airport Noise Contours by an acoustical engineer	Study of noise levels by an acoustical engineer
Riparian Woodland	X	Land Use/Land Cover Map, S.C. Co. Office of Watershed Mgmt. (based on 1976 satellite images) LCP LUP R&C Maps	Source Maps	Map of extent of riparian vegetation prepared by a qualified biologist	Map of extent of riparian vegetation prepared by a qualified biologist
EMIS = Environmental Management Information System GP = General Plan LCP LUP R&C Maps = Local Coastal Program Land Use Plan Resources and Constraints Maps				PROS PLAN = Parks Recreation & Open Space Plan SMARA = State Mining and Reclamation Act USGS = United States Geological Survey X = Used in Rural Residential Density Determinations (See section 2.3)	



**Figure 1-7 (Page 2 of 2)**  
**General Plan Resources and Constraints Maps**

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information
Seismic Review Zones					
State	X	State of CA Special Studies Zones 1976; Seismic Safety Element, 1975	State Special Studies Zones 1992	Revision of State Special Studies Zones	Report by certified engineering geologist
County	X	Growth Mgmt Environmental Report Seismic Hazards Map, 1977; Seismic Safety Element, 1975	Source Maps	General Plan amendment	Report by certified engineering geologist
Liquefaction	X	Seismic Safety Element Liquefaction Map	Not converted, no map of appropriate scale available, USGS bedrock geology will be used when available	General Plan amendment	Report by certified engineering geologist or soils engineer
Sensitive Habitat (Biotic Resources)	X	Growth Mgmt Environmental Report Biotic Resource Maps; California Native Plant Society Maps; LCP LUP R&C maps	Source Maps, CA Dept of Fish & Game Natural Diversity Database Maps	Biotic report prepared by a qualified biologist, changes in State/Federal lists	Biotic report prepared by a qualified biologist
Streams (Riparian Corridor)					
Location of	X	USGS Topographic maps	Streams from topographic maps (in digital format), USGS FEMA flood study area and 701/RDA aerial photos where available	New aerial photogrammetry or revised USGS topographic maps.	Report by qualified biologist
Classification of	X	USGS Topographic maps	Source Maps	Revised USGS topographic maps, biologist or qualified hydrologist	Report by qualified biologist
Timber	X	Timber Production Zone Maps; PROS Plan; LCP LUP R&C Maps	Source Maps	Rezoning of property by the Board of Supervisors to or from Timber Production Zone	Report by registered forester demonstrating that land is/ is not capable of growing and average annual volume of 15 cu.ft. wood fiber/acre
Visual Resources (includes Scenic and Hydrologic/Geologic Features)		LCP LUP R&C Maps	Source Maps	General Plan and LCP Amendment	Visual analysis by architect, landscape architect, planner or other qualified professional
Water Resources					
Water Supply Watersheds	X	Master Plan for Water Development, 1968-2020; Growth Mgmt Environmental Report Water Supply Watershed Map; PROS Plan; LCP LUP R&C Maps; Water Purveyor Information	Source Maps	Water District/Agency Master Plans, General Plan amendment	Topographic survey by licensed surveyor
Least Disturbed Watersheds	X	San Lorenzo Valley Area GP, 1974; PROS Plan; LCP LUP R&C Maps	Source Maps	General Plan Amendment	Topographic survey by licensed surveyor
Primary Groundwater Recharge	X	Growth Mgmt Environmental Report Groundwater Recharge Maps based on soils and geology mapping	Source Maps	Report by certified engineering geologist or hydrogeologist	Report by certified engineering geologist or hydrogeologist
Reservoir Protection		Master Plan for Water Development, 1968-2020; PROS Plan	Source Maps; Pajaro Valley Water Mgmt Agency Management Plan, 1993	Water District/Agency Master Plans	Water District/Agency Master Plan

EMIS = Environmental Management Information System  
 GP = General Plan  
 LCP LUP R&C Maps = Local Coastal Program Land Use Plan  
 Resource and Constraint Maps

PROS PLAN = Parks Recreation & Open Space Plan  
 SMARA = State Mining and Reclamation Act  
 USGS = United States Geological Survey  
 X = Used in Residential Density Determinations (See section 2.3)

## GENERAL PLAN AND LOCAL COASTAL PROGRAM PREPARATION, MONITORING AND REVIEW

The General Plan is drafted by the Planning Department and reviewed by the Planning Commission for adoption by the Board of Supervisors. Citizen input is an important part of this process in formulating basic goals. Citizen input is obtained in public hearings held both before the Commission and Board. The plan expresses the type of physical, economic and social environment sought by the citizens of the community, and provides technical information about the County's resources and environmental constraints so that development may be directed in an orderly manner.

The General Plan is the "constitution" of County land use planning. It is at the top of the hierarchy of land use regulation and serves as the framework for implementing zoning, building, housing, subdivision, environmental and other ordinances and policies. To remain relevant and responsive to a growing and changing community, the General Plan should be updated at least every ten years, or as needed to address changes in the community. In addition to countywide updates of the plan, property owners or interested persons may initiate property-specific General Plan amendments; such amendments may be made up to four times each year.

An Annual Report shall be published each year detailing all amendments to the General Plan which have been adopted during the prior year.

Some of the information contained within the General Plan and Local Coastal Program does not require a General Plan or LCP amendment approved by the Board of Supervisors and California Coastal Commission. This document contains many references to specific assessor parcel numbers and code sections of other documents. As these other documents change from time to time, reprints of the 1994 General Plan and LCP Land Use Plan may be updated to include accurate references to Assessors parcels and code sections without Board of Supervisors approval or California Coastal Commission certification.

The process for review and approval of the LCP and subsequent amendments includes public hearings before the Santa Cruz County Planning Commission and Board of Supervisors, and ordinarily also the California Coastal Commission. When the California Coastal Commission determines the County's Local Coastal Program amendments meet the requirements of the Coastal Act, the California Coastal Commission "certifies" the LCP amendments. Finally, the Board of Supervisors "enacts" the certified LCP amendments which may include revisions to the Zoning ordinance. The County holds the responsibility for implementing the LCP, including permit authority in the coastal zone. The LCP is binding, not only on local public and private development, but also on special districts and state agencies.

Actions taken by the County may be appealed to the California Coastal Commission only under defined circumstances (specified in Public Resources Code Section 30603 and the County Code Chapter titled Coastal Zone Regulations). The California Coastal Commission retains permit authority in certain limited areas, such as tidelands and submerged lands (Coastal Act Section 30519(b), and LCP Regulations Section 00198).

Similar to the General Plan, the Local Coastal Program must remain pertinent and up-to-date in order to be effective. The Coastal Act provides for California Coastal Commission review of each LCP at least every five years, and, in addition, the County may prepare and submit LCP amendments for review by the California Coastal Commission on a periodic basis. Amendments ordinarily must also be "certified" before becoming effective. The Coastal Act permits up to three LCP amendments each year.

The following programs have been developed in order to provide periodic review and update for the General Plan and Local Coastal Program.



## PROGRAMS FOR REVIEWING AND UPDATING THE GENERAL PLAN AND LOCAL COASTAL PROGRAM

- a. Establish a monitoring program to assess the success of County policies and implementation tools in meeting County goals and objectives. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. Review and update the County General Plan annually based on information gained from the monitoring program, new technical data, changes in County goals, and/or changes in planning factors. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- c. Prepare and submit an annual report on the General Plan to the Planning Commission and Board of Supervisors. The report shall include a description of maps which have been updated based on the criteria outlined in Figure 1-7. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- d. Adopt a yearly work program for the Planning Department, with review by the Planning Commission, as a part of the annual budget process. Establish priorities for General Plan implementation through the work program and the Capital Improvements Program. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, County Administrative Office)
- e. Provide for amendments to the General Plan up to four times per year and the Local Coastal Program up to three times per year. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- f. Undertake a major revision and updating of the General Plan a minimum of every 10 years with substantial citizen participation with citizen task forces. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- g. Maintain updated land use maps accurately to reflect the land uses and state of development in the County and for use and review of the General Plan, rezonings, and specific project applications. (Responsibility: Planning Department)
- h. Continue to utilize computerized programs for land use planning purposes. (Responsibility: Planning Department, County Assessor, Information Services Department, Board of Supervisors)



## INTERPRETATION

The General Plan Land Use maps included in Chapter 2 of this document are diagrammatic in nature and express relationships rather than parcel specific detail. These diagrams represent approximate locations of land use types. Parcel specific land use designation information, as well as implementing zoning information, is on file with the County Planning Department.

The Resources and Constraints Maps reflect the policies of the General Plan and LCP Land Use Plan, as well as policies of the State of California and the United States government. As such, they are based on mapped features and/or technical data. Map updates are, therefore, performed continuously, based on approved technical data as shown in Figure 1-7. The annual report on the General Plan will report on all map changes made during the previous year.

Although every effort has been made to clarify written policies and clearly to map land uses, resources, and constraints, it may occasionally be necessary to interpret policies and mapped designations. When such interpretations are necessary, the Planning Commission is charged with the responsibility for the review and interpretation of the General Plan (with right of appeal to the Board of Supervisors). Should need for interpretation arise, the Planning Department staff should be consulted and the matter will be referred to the Planning Commission where necessary.

Because of the scale of the General Plan maps and the detail and accuracy of the source data, it is not always possible to show precise boundaries; and actual conditions on specific properties may not coincide with the mapped designation. Interpretation of land use boundaries is dependent on environmental resources, physical hazards, road access, and adequacy of public facilities and services. The application of specific resource and constraint policies [See chapter 5] is dependent on the actual occurrence of the resource or hazard on the property or in the area of development. Information developed on a project or a site specific basis may, therefore, be utilized in interpreting and applying this General Plan. [A list of Resources and Constraints Mapping source documents is provided in Figure 1-7. Many of these sources were updated during the 1994 General Plan adoption process either by additional staff research or by Planning Commission and Board of Supervisors' action.]

The LCP policies set forth in this document shall, upon certification by the California Coastal Commission, govern future development within the coastal zone in the unincorporated portions of Santa Cruz County. The implementing actions required to be enacted as part of the County's Local Coastal Program shall conform to and carry out these policies.

The LCP programs identified in this document are to be carried out by the County in connection with the implementation of the County's Local Coastal Program. In some cases, the interpretation or application of one or more of the Local Coastal Program's Land Use Plan policies might be affected by the results of a program proposed in the Land Use Plan. In any such case, until the program has been completed, the Land Use Plan policies contained in this document shall be interpreted and applied to particular development applications or projects in a manner which will be as protective of coastal resources as is possible.

All of the policies of the General Plan apply in the coastal zone, however, where LCP policies are more protective of coastal resources, the LCP policies shall prevail.

In any case in which the interpretation or application of an LCP policy is unclear, as that policy may relate to a particular development application or project, the application or interpretation of the policy which most clearly conforms to the relevant Coastal Act policy shall be utilized.

Neither the County General Plan, the County LCP Land Use Plan, nor any implementing ordinance shall be construed as authorizing the County or any agency thereof to exercise its power to approve, conditionally approve, or deny any land use application in a manner which will take or damage private property for public use, without the payment of just compensation therefor. The County General Plan, County LCP Land Use Plan, and each and every implementing ordinance thereof shall be interpreted so as to avoid such taking in the absence of a duly adopted resolution of necessity for eminent domain proceedings. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States of America.

## ENVIRONMENTAL REVIEW

The California Legislature enacted the California Environmental Quality Act (CEQA) in 1970, one year after Congress enacted the National Environmental Policy Act (NEPA). The purpose of CEQA was to require public agency decision makers to document, quantify and consider environmental implications of their actions.

Santa Cruz County continues to be a leader in environmental protection and in March, 1990, the Board of Supervisors adopted a revised set of Environmental Review Guidelines for new development. Environmental protection policies are located throughout the General Plan text, most notably in chapter 5, Conservation and Open Space. The following broad policies and programs are intended to set the framework for environmental review within the County.

### Objective 1.1 Environmental Review

To afford maximum protection to the environmental resources of the County; to ensure adequate consideration of development hazards and constraints in reviewing projects; and to comply with the requirements of the California Environmental Quality Act (CEQA).

### Policies

#### 1.1.1 Environmental Review Required

Require environmental review per CEQA guidelines of all new development projects, rezonings, and General Plan Amendments.

#### 1.1.2 Mitigation Measures Required

Require mitigation measures as identified through the Environmental Review process to be incorporated into all approved development projects, or require adoption of overriding considerations.

#### 1.1.3 Projects Impacting the Coastal Zone

(LCP) Review appropriate projects outside the Coastal Zone for Coastal Zone impacts in conformance with the California Coastal Act (per public Resources Code Sec. 30200).

### Programs

- a. Review and comment on Environmental Impact Reports (EIRs) of other jurisdictions which affect the County. (Responsibility: Planning Department, Planning Commission)
- b. Maintain and update the adopted Environmental Guidelines to define and regulate the County's environmental review process in compliance with the California Environmental Quality Act. (Responsibility: Planning Department, Board of Supervisors)



## **PLANNING AND DEVELOPMENT CONSIDERATIONS WITHIN OTHER SANTA CRUZ JURISDICTIONS**

The cities and urban area of the County are relatively small, well-defined and interdependent. Planning policies and large development projects in any of the County's four incorporated cities and the University of California, have the potential for significant impact throughout the County. Because of this, it is important to coordinate each agency's planning efforts for area-wide benefit. The following section summarizes some of the major planning issues and pending development projects for each agency.

### **CITY OF CAPITOLA**

In 1990 the City of Capitola (pop. 10,171) adopted its General Plan which serves as a blueprint for future development. Because of its central location in the urban area of Santa Cruz County and its role as commercial core for the region, what happens in Capitola has a direct impact on the rest of the County.

Coinciding with the 1989 Loma Prieta earthquake that devastated downtown Santa Cruz, was the scheduled expansion of the Capitola Mall at 41st Avenue. Continued development in the Mall vicinity, such as the Brown Ranch Market place, has consolidated Capitola's role as the dominant retail core for the region.

As of 1990, there were 5,282 housing units in Capitola. Of these, approximately 42 percent were single-family units, 13 percent were mobile homes, and the remaining 45 percent were units in structures of 2 or more dwellings.

The City has few vacant parcels available for residential construction, so Capitola has maintained its housing "fair share" responsibilities by enforcing ordinances such as the "Mobile Home Park Conversion Ordinance" and the "Rent Stabilization Ordinance," along with the provision of City subsidized housing projects such as "The Pines" and Grace Street apartments. A housing rehabilitation program is intended to be re-established by the City Redevelopment Agency to enable preservation of existing housing stock.

The City of Capitola receives its water supply from both the Soquel Creek Water District and the City of Santa Cruz Water District. Fire protection is provided by Central Fire District. Sewer and wastewater systems lie under the umbrella of the County of Santa Cruz Sanitation District Zone 5, and solid waste disposal is undertaken by private contractors.

Further evidence of the symbiotic relationship between Capitola City and Santa Cruz County is reflected in the preservation and restoration of natural resources such as the riparian corridors along the west side of Soquel Creek and monarch butterfly habitats in the eucalyptus groves along Soquel Creek and the Escalona Gulch area.

### **CITY OF SCOTTS VALLEY**

Scotts Valley (pop. 8,615) adopted its most recent General Plan in 1994. The plan's housing needs assessment addresses the issue of jobs/housing balance and poses the dilemma that "while new jobs within Scotts Valley will help to reduce the commuter population, it could also draw new residents to the area, creating a demand for housing." The ratio of jobs to residents is much higher in Scotts Valley than the County as a whole.

Through its General Plan, the City has created industrial expansion which has outpaced that of any other jurisdiction in the County.

The City has adopted a target population of 14,000 residents by the year 2005 but continued growth may be limited by the availability of water. Scotts Valley is served primarily by the Scotts Valley Water District with a small portion of the City being served by the San Lorenzo Valley Water District.



## CITY OF WATSONVILLE

The Draft 1994 General Plan of the City of Watsonville (pop. 31,099) includes a strong commitment to provide affordable housing to residents. Catastrophic property damage resulting from the Loma Prieta earthquake of October 17, 1989 diverted City Planning Department efforts from revising the General Plan to emergency disaster relief.

Rehabilitation of existing housing stock will continue to be an important work item for the City Redevelopment Agency. There were a total of 9,909 existing housing units recorded in the 1990 census; many of these were in need of repair.

The City of Watsonville continues to seek future annexation of property for housing and other purposes, as there are only 523 acres of vacant land for future development of all land uses available within the City limits. Three potential City expansion areas have been identified: the East Lake area to the northeast, the Buena Vista/Airport area to the northwest, and the Harkins Slough/Lee Road areas to the southwest. Policy choices between the compelling issues of farmland preservation and provision of needed housing sites will continue to be areas of discussion among LAFCO, the City and the County.

The achievement of a jobs/housing balance remains a community priority. In this regard, City planners believe that there is a shortage of small industrial space, although the larger industrial parks are maintaining desirable occupancy levels. The continued decline in the food processing industry challenges City leadership to search for alternative employment opportunities and provision of job skill training for displaced workers.

## CITY OF SANTA CRUZ

The City of Santa Cruz (Pop. 49,040) updated its General Plan in 1992. Measure I, commonly known as the Greenbelt Ordinance, was overwhelmingly approved by voters in the November 1992 election. The measure gives the City two years to formulate a plan for acquisition and use of the 400 acre greenbelt. There are three main open space areas: the "Westside Lands," 40 acres of which may be developed into multifamily residential use; Arana Gulch, which may be used as an elementary school site, housing site, and tarplant preservation site; and the Pogonip, which may provide access linking Highway 9 with Coolidge at the University of California at Santa Cruz (UCSC). These issues will involve substantial analysis and public debate prior to resolution.

The City identifies the following areas in which County cooperation is needed: provision of better east-west circulation; interest in Live Oak more fully developing its own commercial centers; and the need for more parks and open space on land bordering the eastern boundary of the Santa Cruz City limits.

Economic recovery in the aftermath of the 1989 Loma Prieta earthquake is still of concern to City leadership. The 1984 Downtown Area Plan encouraged more housing downtown and so the earthquake did create new opportunities in this regard. The draft Environmental Impact Report (EIR) "City of Santa Cruz Downtown Recovery Plan" of 1991 notes that the downtown residential population would increase from 201 to 656 residents. Total housing units in the 1990 census was 19,364 for the City of Santa Cruz.

## UNIVERSITY OF CALIFORNIA, SANTA CRUZ

The University of California at Santa Cruz is a major component of the economic, cultural and land use framework of the County. The campus is bounded on the south by the City of Santa Cruz' upper westside neighborhoods, on the east by Harvey West Park and the Pogonip, on the north by Henry Cowell Redwoods State Park, and on the west by undeveloped land and the Cave Gulch neighborhood.

In 1988, County voters approved Measure E, a referendum establishing policy concerning university growth and its impact on the County of Santa Cruz. Section 4, Implementation, represents the land use and environmental policy of the ordinance adopted as part of Measure E. In effect, that section requires the Board of Supervisors to assure that the University limits and phases its growth "so that all significant adverse impacts on the community, particularly in the areas of housing, traffic and water resources, are fully mitigated."

In 1989, the University adopted its Long Range Development Plan (LRDP). The introduction to the Plan states that it "is a broad framework that expresses Regental policy governing the future physical planning and development of a UC campus or other University property, such as a field station. This LRDP defines a building program and land use map which are intended to serve as a comprehensive planning framework for the capital construction, infrastructure, and land use programs that will enable the University of California at Santa Cruz to achieve its primary academic goal." As part of this goal, the LRDP recognizes the need to increase UCSC enrollment to 15,000 students by the year 2000, as outlined in its Twenty-Year Academic Plan. The LRDP states that this enrollment level is required in order for UCSC "to fulfill its mission to become a comprehensive university campus of national distinction."

The Community Relationship and Review section of the LRDP addresses the University's responsibility to be a "good neighbor." In this regard, the University proposed annual meetings with the Mayor of Santa Cruz to review the University's capital program. As part of the County's response to the LRDP, it was recommended that this cooperative planning function be extended to the County.

The remainder of the LRDP deals with the planning context of the University and the proposed building additions designed to meet the needs of projected student enrollment. It is an LRDP goal to provide housing for approximately 70 percent of undergraduate students, 50 percent of graduate students, and 25 percent of faculty.

The Board of Supervisors expressed its opinion about the University and its related Plan in 1989 by stating, in part, that the Board "considers UCSC to be an asset to the entire community and wishes it a well-planned future at an enrollment level that is both responsive to its academic and wider community responsibilities. However, in this post-Proposition 13 era, the public service and housing impacts which will result from the implementation of the LRDP must be mitigated by the University to the maximum extent possible because local government can no longer afford these kinds of additional fiscal burden."

As a result of several inter-agency meetings that took place during the adoption of the LRDP, cooperative agreements between the University and City of Santa Cruz transpired with regard to housing provision. This "working relationship" continues. UCSC plans to provide on-campus housing opportunities for students, faculty and support staff as the university expands.

The following policies and programs represent the County's commitment to land use planning coordination among the planning agencies.



## Objective 1.2 Interagency Coordination

To encourage cooperation and coordination among the County, the special districts, the incorporated municipalities, the Local Agency Formation Commission, and adjacent counties.

### Policies

#### 1.2.1 Interjurisdictional Issues

Cooperate with municipalities, special districts, the Local Agency Formation Commission (LAFCO), Association of Monterey Bay Area Governments (AMBAG), and Santa Cruz County Regional Transportation Commission (SCCRTC) in working out interjurisdictional issues.

#### 1.2.2 Special District and City Spheres-of-Influence

Support the development of and adherence to spheres-of-influence areas.

#### 1.2.3 Growth in City Spheres

Coordinate the allocation of County building permits in a city's sphere-of-influence area with that city's growth plans.

#### 1.2.4 Annexation

Encourage the orderly annexation of urban areas to adjacent cities, giving consideration to balancing the annexation of revenue producing and residential lands, and taking into consideration the goals and objectives of the County General Plan.

#### 1.2.5 Expansion of Special Districts

(LCP) Prohibit special districts from forming or expanding except where assessment for, and provision of, this service would not induce new development inconsistent with the General Plan and LCP Land Use Plan policies.

#### 1.2.6 Requirement for Development Permit

(LCP) Require a development permit from any special district or local or state agency undertaking any development in the Coastal Zone. Require the submittal of capital improvement programs and facility master plans for review and approval in conjunction with action on the project's coastal zone permit to ensure consistency with Coastal Act requirements and Local Coastal Program policies regarding public services and facilities. This policy shall not apply to certain districts which are exempt from County regulation under State law.



## **Programs**

- a. Urge LAFCO to develop urban/rural boundary lines and make annexation and service capability decisions consistent with the County General Plan. (Responsibility: Planning Department, County Administrative Office, Special Districts, Cities)
- b. Review and comment on annexation and district reorganization proposals under consideration by LAFCO, based on the County General Plan, other established County policy, and general planning considerations. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, County Administrative Office)
- c. Work with the City of Watsonville to coordinate urban/rural boundaries in the Pajaro Valley. Begin a process to support appropriate areas to address housing and job needs in the Pajaro Valley through city-centered annexation and development (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- d. Participate in AMBAG planning efforts and programs to identify and resolve regional planning issues. (Responsibility: Planning Department, County Administrative Office, Planning Commission, Board of Supervisors, Transportation Commission)
- e. Review all special district capital improvements programs and projects for consistency with the County General Plan (per State Government Code Section 65402(c)). (Responsibility: Planning Department, Planning Commission)

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## **Chapter 2**

# **LAND USE**

- LAND USE AND DEVELOPMENT FRAMEWORK
- RURAL RESIDENTIAL SITING AND DENSITY
- URBAN RESIDENTIAL SITING AND DENSITY
- COMMERCIAL, INDUSTRIAL AND PUBLIC FACILITY LAND USE
- LAND USE POLICIES FOR SPECIFIC AREAS





## CONTENTS

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	Page
<b>Authority and Purpose</b> _____	2-1
<b>Goals</b> _____	2-4
<b>Land Use and Development Framework</b> _____	2-5
2.1 Urban/Rural Distinction	
2.2 Public Facilities Guidelines	
<b>Rural Residential Siting and Density</b> _____	2-11
2.3 Rural Land Divisions and Density	
2.4 Mountain Residential Designation (R-M)	
2.5 Rural Residential Designation (R-R)	
2.6 Suburban Residential Designation (R-S)	
<b>Urban Residential Siting and Density</b> _____	2-19
2.7 Urban Very Low Density Residential Designation (R-UVL)	
2.8 Urban Low Density Residential Designation (R-UL)	
2.9 Urban Medium Density Residential Designation (R-UM)	
2.10 Urban High Density Residential Designation (R-UH)	
2.11 Residential Density Bonus Incentives for Affordable Housing	
<b>Commercial, Industrial and Public Facility Land Use</b> _____	2-25
2.12 Mixed-Use Development	
2.13 Neighborhood Commercial Designation (C-N)	
2.14 Community Commercial Designation (C-C)	
2.15 Professional and Administrative Office Designation (C-O)	
2.16 Visitor Accommodations Designation (V-A)	
2.17 Service Commercial and Light Industrial Designation (C-S)	
2.18 Non-Conforming Commercial or Light Industrial Development	
2.19a Heavy Industry Designation (I)	
2.19b Quarry Designation (Q)	
2.20 Home Occupations	
2.21 Public Facility/Institutional Designation (P)	
<b>Land Use Policies for Specific Areas</b> _____	2-46
2.22 Coastal Dependent Development	
2.23 Conservation of Coastal Land Resources	
2.24 Village, Town, Community and Specific Plans	



## AUTHORITY AND PURPOSE

The purpose of the Land Use Element is to guide the future physical development of the County of Santa Cruz and to address the historic, current and future distribution, location, density and intensity of all land uses in the unincorporated portion of the County. The requirements for a Land Use Element are established by State Planning Law [Section 65302(a)]. This legislation requires that a General Plan contain:

“... a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The Land Use Element has the broadest scope of the seven General Plan elements required by State law and plays a central role in combining land use issues, constraints, and opportunities. Utilizing both text and diagrams, the Land Use Element establishes a pattern of land utilization and sets out standards for both the density of population and the intensity of development for each of the land use classifications described.

Additionally, the Land Use Element:

- Reflects opportunities and constraints affecting land uses that have been identified in other elements;
- Fosters policies and programs to reduce loss of life, injuries, damage to property, and economic or social disruption that can result from physical hazards or natural disasters;
- Guides public and private investment; and
- Promotes a balanced and functional mix of land uses consistent with community needs, desires, and values.

## RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The Land Use Element is the heart of the General Plan. It can be described as a summary of the issues expressed in other elements, and a translation of those concerns into clear and consistent land use policies. The goals, objectives, policies and programs detailed in other elements are reflected in the distribution of land uses described in the text and diagrams of the Land Use Element. For example, residential uses described in the Land Use Element must be compatible with the physical limitations of the land and potential sources of excessive noise, described in the Public Safety and Noise Element, as well as with natural resources protected by policies of the Conservation and Open Space Element. An adequate amount of land for various housing types is allocated in the Land Use Element to meet, within identified fiscal and environmental constraints, the objectives of the Housing Element; and the types and location of housing will directly influence the need for park and recreation facilities and other public services discussed in the Parks, Recreation, and Public Facilities Element. The distribution and type of land uses will also determine the need for road and transportation system enhancements addressed in the Circulation Element; and the area, village and community plans which are part of the Land Use Element contain design criteria that are referenced in the Community Design Element. In addition, State Planning Law (Government Code Section 65300.5) requires that General Plan elements be consistent with one another:

“... the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.”



## SUMMARY OF THE ELEMENT

This chapter is divided into four main sections that describe land use classifications, diagram the distribution of land uses throughout the unincorporated County, and address the policies established in individual village, town, community and specific plans.

The first section addresses general policies that guide the land use "framework" for the County, including the delineation of rural and urban land use, a description of growth management in the County of Santa Cruz and a description of public facilities requirements for new development.

The second section describes residential land use designations, dividing the policies into those which address rural land uses and those which are directed toward urban land uses located within the Urban Services Line (USL) or Rural Services Line (RSL). In addition to listing the requirements applicable to various density categories, this section includes descriptions and policies for the "Rural Density Matrix" and "Residential Density Bonuses."

The third section describes commercial, industrial and public facility land use designations, including policies for commercial services, professional and administrative uses, visitor-serving facilities, service commercial and industrial uses, and quarries. Also addressed are policies for home occupations, public facility uses (including churches), existing commercial development, and "mixed-use" development.

The fourth section describes policies that are specific to individual areas, including coastal priority uses, and includes diagrams that illustrate the distribution of land uses throughout the County. Included in this section are general diagrams representing the distribution of land use designations in each planning area.

The village, town, community and specific plans are included in General Plan and LCP Land Use Plan Volume II and are incorporated herein by reference. The issues addressed in these plans are generally more site-specific than those addressed in the General Plan and LCP Land Use Plan. This specificity reflects the unique character of each of the areas for which a plan was developed. It also reflects the extensive public participation from the local community that was essential to developing these plans.

The policies in these plans are consistent with, and complementary to, the broader policies in the Land Use Element, and also reflect the concerns and values of the community's residents.

## GENERAL LAND USE POLICIES PLANNING FRAMEWORK

During the decades of the 1960's and 1970's, Santa Cruz County experienced rapid growth in both population and development. As a response to growth pressures and the voter approval of Measure J, the County implemented a series of measures intended to provide high quality development, and ensure adequate public services and protection for the County's natural and agricultural resources. These measures include General Plan and LCP Land Use Plan policies, a voter mandated growth management system, and programs intended to address specific land use, housing, and resource conservation concerns.

The body of land use policies and programs encompassing the General Plan and LCP Land Use Plan includes the General Plan and LCP Land Use Plan policy text, Land Use and Facilities maps and diagrams, Resources and Constraints Maps, and the ordinances contained in the Santa Cruz County Code. In the broadest perspective, the County has utilized these land use policies and regulations to define precisely when and where urban development should and should not occur, thereby regulating the quality of development, controlling the pace of development consistent with the availability of public services, and protecting the natural resources that maintain and enhance the County's unique environment.

A basic land use policy of the County is to separate urban and rural areas. A distinct boundary between urban and rural areas serves to encourage new development to locate in urban areas and protect agricultural land and natural resources in the rural areas. The County separates urban and rural areas with an Urban/Rural Boundary. The Urban/Rural Boundary is illustrated in Figure 1-2 by two lines; the Urban Services Line (USL) and the Rural Services Line (RSL).

The Urban Services (USL) Line is a boundary, illustrated on General Plan and LCP Land Use and Facilities Maps and diagrams, that defines where urban services may be provided. The USL guides the extension of public services and the subsequent creation of urban densities,



and coordinates new residential development with the provision of public services and facilities. Generally, areas within the Urban Services Line are served by public water systems, sanitary sewer facilities and receive an urban level of fire protection. In addition, roads within the Urban Services Line are designed to standards specified in the County Design Criteria, and are generally wider than those in rural areas.

A more detailed description of the Urban Services Line is found in the County's Urban/Rural Boundary: Urban Services Line and Rural Services Line ordinance and in sections 2.3 (Rural Residential Siting) and 2.7 - 2.11 (Urban Residential Siting) of the General Plan and LCP Land Use Plan. In general, the communities of Live Oak, Soquel, Aptos, and portions of the Pajaro Valley and Carbonera are included within the Urban Services Line.

In some rural areas, there are existing enclaves which are developed at urban densities. These unique communities and subdivisions are outlined with a Rural Services Line (RSL). Generally, these enclaves have some urban-level services, and County policy allows the provision of full urban services, including public sanitation facilities, to serve these communities. Infill development within RSL boundaries is allowed at urban densities when community sewage disposal systems become available; but expansion of the Rural Services Line into rural areas is prohibited. Areas within the RSL include the communities of Davenport, Boulder Creek, Boulder Creek Country Club, Bear Creek Estates, Ben Lomond, Felton, Paradise Park, La Selva Beach, Place de Mer, Sand Dollar Beach, Canon Del Sol, Sunset Beach, Pajaro Dunes North, and Pajaro Dunes South. Specific policies addressing the RSL are included in General Plan and LCP Land Use Plan section 2.1 (Land Use and Development Framework) and the County's Urban/Rural Boundary: Urban Services Line and Rural Services Line ordinance. Sections 7.19 through 7.21 of chapter 7 contain urban and rural sewage disposal policies and programs.

In areas outside of the Urban Services Line and Rural Services Line, the "Rural Density Matrix" provides for parcel-specific determination of allowable densities based on the availability of services, environmental and site specific constraints, and resource protection factors required by the Growth Management System and the General Plan and LCP Land Use Plan. The application of this system results in densities that are appropriate for the protection of resources in rural areas by assessing

nine criteria or factors which, when taken together, determine the development potential for a particular rural site. These factors include: access, water supply, type of groundwater basin, timber resources, sensitive plant or animal habitats, erosion, potential seismic activity, landslide activity, and fire hazards. Assessment of these criteria allows development flexibility that reflects site specific resources and concerns. The "Rural Density Matrix" is described in section 2.3.1 of this Land Use Element, and a detailed description of the matrix is included in the County's Rural Residential Density Determinations ordinance.

In addition to directing where growth will occur in the County, policies have been established to manage the rate of growth as well. The Annual Population Growth Goal is determined as part of the Growth Management System enacted to implement Measure J, which was approved by County voters in 1978. This system requires that a goal be established for population growth in the unincorporated areas of the County, and that this goal represent the County's "fair share" of statewide population growth that can be accommodated given environmental and economic constraints. Further controls allocate the majority of building permits to urban areas to protect rural resources and open space within the County. The growth goal and permit allocations enable the County to plan for long range future population growth while protecting natural resources and allowing the orderly provision of public services that keep pace with development. A complete description of the annual population growth goal for the unincorporated area of the County can be found in the County Code ordinance entitled "Annual Population Growth Goals for Santa Cruz County."

In 1990, voters adopted an environmental ordinance known as Measure C which addresses future growth and environmental protection. Approved by the voters in 1990, Ballot Measure C proclaimed the 1990's the "Decade of the Environment," and established principles and policies that guide the County to protect and restore the local environment, confronting on a local level those environmental concerns that are global in scope. This ordinance seeks to ensure that future growth and development in Santa Cruz County adheres to the natural limits and carrying capacity of the environment. The subjects addressed by Measure C are broad and varied, and policies and principles established in the ordinance cover a number of issues including offshore oil drilling,



global warming and renewable energy sources, protection of the ozone layer, forest and greenbelt protection and restoration, recycling, toxic materials, endangered species and biological diversity, development of a sustainable local economy and future growth and development. These issues are addressed in the following elements of the General Plan and LCP Land Use Plan: the Land Use Element discusses policies for future growth and development in detail, the Conservation Element addresses natural resource and open space protection and the effective utilization of resources, and the Circulation Element encourages the prudent use of energy resources and improvement of air quality.

Because commute patterns can have a negative impact on traffic, energy use, and air quality, the relationship between jobs and housing is important. Although the jobs/housing balance is an issue addressed primarily in the Land Use Element, it is a problem that is covered in several other elements of the General Plan and LCP Land Use Plan. The jobs/housing balance concerns land use to the degree that sound land use planning can influence the locational decisions of business and industrial developers, government and other job providers. It concerns housing, as adequate housing opportunities for a variety of income groups must exist for potential employees. It concerns circulation, as the effects of increased commuting place a burden on existing transportation systems and reduce air quality. Residential choices are not made on the basis of commute time or distance alone, however. The heart of the jobs/housing balance issue lies in recognizing the different types of commute behavior, providing adequate housing opportunities, and encouraging a job base that supports a diversity of income levels.

## GOALS

The overall goals of the Land Use Element are as follows:

- **Population and Residential Growth Goal:** To provide an organized and functional balance of urban, rural, and agricultural\* land use that maintains environmental quality; enhances economic vitality; protects the public health, safety and welfare; and preserves the quality of life in the unincorporated areas of the County.

\* Agricultural land use is discussed in chapter 5: Conservation and Open Space.

- **Rural Residential Siting and Density:** To achieve patterns of rural residential development that are compatible with the physical limitations of the land, the natural and cultural resources of the County, the availability of public services, and protection of the natural environment.
- **Urban Residential Siting and Density:** To provide urban residential areas within the Urban Services Line which are protected from noise, traffic congestion, natural hazards, and other objectionable influences of nonresidential land use; and to establish a variety of residential land use categories and dwelling unit densities offering a diverse choice of housing opportunities.
- **Commercial and Industrial Siting and Development:** To provide adequate facilities to meet the shopping, service, and employment needs of County residents and area visitors in a manner compatible with adjacent residential development, availability of public facilities, protection of natural resources, and maintenance of environmental quality and high standards of urban design.
- **Public Facility/Institutional Siting and Development:** To ensure adequate present and future availability of land for both public and quasi-public facility uses including schools, hospitals, cemeteries, sanitary landfills, and water supply and sewage treatment facilities.
- **Jobs/Housing Balance:** To develop an efficient land use pattern which improves the area's jobs/housing balance and thereby reduces the total amount of vehicle miles traveled and reduces polluting emissions.
- **Village, Town, Community and Specific Plans:** To continue using village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers and other concentrated urban and rural areas; to provide a higher level of planning detail and public involvement; and promote economic vitality and coherent community design within the unique town center areas which are community focal points for living, working, shopping, and visiting.

# LAND USE AND DEVELOPMENT FRAMEWORK

## Objective 2.1 Urban/Rural Distinction

- (LCP) To preserve a distinction between urban and rural areas of the County, to encourage new development to locate within urban areas and discourage division of land in rural areas; and to achieve a rate of residential development which can be accommodated by existing public services and their reasonable expansion, while maintaining economic, social, and environmental quality.

## Policies

### 2.1.1 Delineating Urban Areas

- (LCP) Designate on the General Plan and LCP Land Use and Facilities Maps an Urban Services Line (USL) and a Rural Services Line (RSL) to clearly delineate areas appropriate for future urban density development; and to define the boundary between areas with limited services and full urban services. Program the timing and location of public service extensions to support projected levels of development and to maintain economic, social and environmental quality. Coordinate , public service planning with cities, special districts, and LAFCO. (See chapter 7: Parks, Recreation and Public Facilities.)

### 2.1.2 Maintaining an Urban Services Line

- (LCP) Require that any proposal to expand the Urban Services Line demonstrate that:
- Full urban services, including water supply, sewage treatment and road capacity, are available or planned to serve the expansion area; and
  - The proposed expansion will not have an adverse impact on service levels for existing development or future development accommodated in the General Plan and LCP Land Use Plan; and
  - The proposed expansion will not result in the loss of prime agricultural land or have significant adverse affects either individually or cumulatively on environmental and natural resources, including coastal resources; and
  - No significant adverse impact on regional infrastructure will occur from the proposed expansion; and
  - There are overriding public benefits from the proposed expansion which outweigh the unavoidable adverse effects on regional infrastructure and agricultural lands.

### 2.1.3 Maintaining a Rural Services Line

- (LCP) Maintain a Rural Services Line to serve as a distinct boundary between rural areas and existing enclaves with urban densities. Prohibit the expansion of the Rural Services Line.

### 2.1.4 Siting of New Development

- (LCP) Locate new residential, commercial, or industrial development, within, next to , or in close proximity to existing developed areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on environmental and natural resources, including coastal resources.

### 2.1.5 Urban Development in Watsonville Sphere of Influence

Support extension of urban services adjacent to the City of Watsonville only in conjunction with annexation by the city. Prohibit subdivision of lands outside the Urban Services Line and in the Watsonville Sphere of Influence until annexation, unless the division would not adversely affect the City's General Plan affordable housing goals, and is determined to be of an overriding public benefit. (See policy 5.13.22.)



**2.1.6 Public Services Adequacy**

- (LCP) Consider the adequacy of public service capacity (including without limitation sewer, water, roads), public school capacity, terrain, access, pattern of existing land use in the neighborhood, unique circumstances of public value, location with respect to regional or community shopping and other community facilities; access to transportation facilities including transit, rail, bicycle and pedestrian facilities; and parcel size in the surrounding area in determining the specific density to be permitted for individual projects within each residential density range, as appropriate.

**2.1.7 Coordinating Service District Boundaries With the Urban and Rural Services Lines**

- (LCP) Coordinate with special districts that provide urban services to amend existing and planned district service boundaries to correspond with the Urban Services Line (USL) and the Rural Services Line (RSL). Permit exceptions to such boundary adjustments: (1) for existing development currently served by the district; and (2) where such service is necessary for water resource protection and enhancement. In these cases, restrict the activities outside the Urban Services Line and Rural Services Line to those consistent with the General Plan, and LCP Land Use Plan policies on locating and planning new development, natural systems, agriculture, and public works.

**2.1.8 Population Growth Goals**

- (LCP) Maintain long range (10 year) and short range (yearly) population growth goals for Santa Cruz County which limit the County's growth rate to a fair share of the state's population growth and ensure that future growth and development adheres to the limits and carrying capacity of the infrastructure and environment.

**2.1.9 Urban and Rural Growth Rates**

- (LCP) Maintain growth rates for Urban and Rural portions of the County (as defined by the Urban Services Line). Encourage residential development to locate within existing urban areas where adequate levels of public services exist. Discourage new development and divisions of land in urban and rural areas, where such public services are not available and where the impact on environmental resources cannot be mitigated.

**2.1.10 Annual Limitation of Building Permits**

- (LCP) Control the County's rate of growth through an annual limitation on the approval and issuance of building permits. Allow exemptions from the building permit allocation quotas for residential projects specifically operated, restricted, and permanently maintained for affordable housing or temporary visitor accommodations. Affordable housing units, as defined in the County Code ordinance titled "Annual Population Growth Goals for Santa Cruz County" shall also be exempt from permit allocation limitations and shall, to the extent feasible, equal an average of not less than 15% of newly constructed units.

**2.1.11 Annual Review of Public Services**

Annually review the adequacy of public services for existing and anticipated growth when establishing the annual population growth goal and building permit allocations for the unincorporated portion of Santa Cruz County. The annual review shall include an analysis of the number of new residential units and amount of commercial development by planning area and what public services have been provided to address said development. Revised buildout projections by planning area based on General Plan amendments or rezoning approvals in the preceding year and since adoption of this General Plan shall also be provided in this annual review. If the revised buildout projection in any planning area exceeds the buildout projection for that planning area contained in the General Plan Final EIR, the Board of Supervisors shall take action to ensure that development beyond the buildout projection, in that area, will not occur without the preparation of amended Land Use Plans and/or area-wide rezoning, including all CEQA documentation, to address the additional growth.



## Programs

- a. Maintain a 10-year population growth goal for Santa Cruz County that reflects regional growth. Base this 10-year population growth goal on regional and state population projections and the carrying capacity and natural limits of the County's infrastructure and environment. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- b. Establish an annual population growth goal and building permit allocations for the unincorporated portion of Santa Cruz County to implement the 10-year population growth goal. Establish separate rates for urban and rural areas and a limitation on the number of rural land divisions, based on consideration of the growth rates of the cities, patterns of urban annexations, the 10-year County population goal, the available levels of public services, and the 5-year Capital Improvements Program. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- c. Maintain and update the ordinances and procedures which regulate the allocation of building permit approval. Base this update on the adopted growth goals and factors such as urban/rural allocations, type and size of project, location in the County, cumulative impact on infrastructure, amount of very low, lower and moderate income housing provided, and other adopted criteria and policies. Consult with the various special districts and agencies providing public services when establishing permit allocations to coordinate infrastructure projected development. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- d. Add requirements to the Annual Population Growth Goal ordinance to annually review the adequacy of public services when establishing the annual population growth goal and building permit allocations. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

(Also see programs in sections 2.2 and 7.28.)

## Objective 2.2 Public Facilities Guidelines

(LCP) To achieve patterns of development compatible with the availability of required public facilities and services.  
(See chapter 7: Parks, Recreation & Public Facilities)

### Policies

#### 2.2.1 Public Facility Standards for New Development

(LCP) Maintain minimum standards for public facilities and services availability for development projects. Proposed General Plan and Local Coastal Program amendments shall comply with these standards without exception.  
(See Figure 2-1.)

**Figure 2-1  
Facility Standards for New Development and  
General Plan and Local Coastal Program Amendments**

Residential Designation	Maximum Response Time from Fire Station	Rural Road Standards	Urban Road Standards	Public Water	Public Sewer ④	Within the Urban Rural Boundary		Near Neighborhood, Community or Regional Commercial	Near Mass Transit	Access onto Collector or Arterial Streets
						USL	RSL			
Mountain	20 min. ①	✓								
Rural	20 min. ①	✓								
Suburban	20 min. ①	✓		✓ ③						
Urban Very Low	②		✓	✓	✓	✓	✓			
Urban Low	②		✓	✓	✓	✓	✓			
Urban Medium	②		✓	✓	✓	✓		✓	✓	✓
Urban High	②		✓	✓	✓	✓		✓	✓	✓

- ① If response time exceeds 20 minutes, development may only take place at lowest General Plan and LCP density. See Public Safety & Noise, Section 6.5.4
- ② See Public Safety & Noise, Section 6.5.3 for fire standards inside USL
- ③ Public water is desirable; parcel size without public water shall be a minimum of 2.5 gross acres.
- ④ Areas inside the Rural Services Line shall have the potential for some type of public sanitation system.

Note: These standards shall apply fully to General Plan and LCP Amendments. This Figure is to be used for general facilities guidelines for development projects.



**2.2.2 Public Infrastructure (Facility and Service) Standards for General Plan and Local Coastal Program Amendments and Rezoning**

(LCP) For all General Plan and LCP amendments and rezonings that would result in an intensification of residential, commercial, or industrial land use, consider the adequacy of the following services, in addition to those services required by policy 2.2.1, when making findings for approval. Allow intensification of land use only in those areas where all service levels are adequate, or where adequate services will be provided concurrent with development.

- Schools
- Police Protection
- Utilities, including electricity, gas, telephone and cable
- Garbage service and recycling facilities
- Parks
- Drainage
- Fire Protection

In connection with any General Plan and/or LCP amendment or rezoning, the following services shall also be considered in terms of adequacy and availability: library facilities, street lighting, child care.

**2.2.3 Reservation of Public Works Capacity for Coastal Priority Uses**

(LCP) In the Coastal Zone, reserve capacity in existing or planned public works facilities for Coastal Priority Uses. For a description of those uses, see sections 2.22 and 2.23.

**Program**

- a. Manage the allocation of building permit approvals in areas where an adequate water supply for domestic use and for fire protection cannot be made available, as indicated by, or at the request of, a water district or fire district. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, Water Districts, Fire Districts)

## RESIDENTIAL LAND USE

The General Plan and Local Coastal Program Land Use Plan goals relevant to residential land use reflect the commitment of the County to define where development should and should not occur: to encourage high quality development, to match the pace and type of development to the availability of public infrastructure, and to protect natural and agricultural resources. The policies and programs explained in the Planning Framework section in the introduction to this element help to define the location and intensity of new development, while the goals and objectives of the Housing Element describe the types and amount of new housing that may be needed for current and future County residents, and the constraints involved in attaining those goals.

The residential land use policies and programs were developed, in part, from the goals and objectives of the Housing Element, County policies outlined in the "Planning Framework" section, and ideas gathered from hundreds of County residents during the General Plan Update and Community Plan public participation process. These policies are divided into two different categories that reflect the different types of public infrastructure available and the location of development in the County. First, residential land use designations include rural areas outside the Urban Services Line (USL) and Rural Services Line (RSL). Second, residential land use designations include designations for communities with urban densities defined by the Rural Services Line, and areas within the Urban Services Line boundary. Designations indicate overall densities, and are not intended to call for a particular building type. Attached housing types may be allowed in lower density residential areas in response to a variety of terrain, topography, and natural resources. Non-residential uses such as churches, schools, day care centers and recreation uses may also be accommodated in the residential designations in accordance with the Public Facility land use criteria set forth in section 2.21.

In the lowest rural density range, "Mountain Residential," minimal public services are usually available. This category includes various open space and natural resource conservation areas unsuitable for more intense development. The next highest density range, "Rural Residential," requires access from roads maintained to rural road standards. The "Suburban Residential" category requires service from a public water system to develop at the highest allowed density.

Urban residential densities, for new development, require service from a public sewer or sanitation district as well as public water and fire protection. The lowest density, "Urban Very Low," is used in areas within the Urban Services Line and Rural Services Line where environmental constraints prevent development at higher urban densities or in areas where a transition is needed to adjacent rural densities. The next designation, "Urban Low," consists of those areas suited to larger-lot, predominately detached residential units. "Urban Medium" Density offers a broad range of housing types; including small-lot detached units and lower density attached housing. This category calls for access from a collector street and proximity to community shopping facilities. The "Urban High" Density designation allows those housing types found in the Urban Medium Density designation, as well as garden apartments and congregate senior housing. A full range of urban services is usually required, including access from an arterial or collector street and proximity to public transit and shopping facilities. All urban residential categories include density bonus incentives for the provision of affordable housing.

According to 1992 Department of Finance (DOF) data, there were an average of 2.65 persons per household in the unincorporated area of the County. To determine the approximate density in residents per acre, the dwelling unit density ranges can be multiplied by the average number of persons per household (2.65).



# RURAL RESIDENTIAL SITING AND DENSITY

## Objective 2.3 Rural Land Divisions and Density

- (LCP) To establish a clear set of land use suitability criteria for determining rural residential density within the General Plan density ranges, giving consideration to site resources, environmental constraints and the availability of public services and facilities.

## Policies

### 2.3.1 Rural Density Matrix

- (LCP) Maintain a "matrix system" to determine the allowable residential density on lands designated Mountain, Rural, or Suburban Residential. The specific numerical values and the maps used in this evaluation system should be refined periodically as new information becomes available, but the matrix system shall generate an actual distribution of parcel densities over the full range of the appropriate land use designation. Specific requirements for updating maps are described in chapter 1: Introduction. The system includes mitigation measures to be included in development proposals to alleviate adverse conditions. Factors included in the point/matrix system are described below. Generally, higher point scores generated for a particular parcel would result in higher density development, within the allowed density range for the General Plan designation. A full description of the Matrix criteria and allowable parcels sizes in each land use category can be found in The Rural Residential Density Determination ordinance of the Santa Cruz County Code. The specific standards contained in that ordinance are incorporated into this element by reference, and shall not be amended without a General Plan and LCP Land Use Plan amendment.
- (a) Road Access: Access is one of the most important factors after water availability in assessing density in rural areas, and shall be weighted higher than most other factors. Matrix ratings reflect the ability of the road system to meet the service requirements of the proposed development. Type of access is dependent upon the existing County road network and the level of improvements that will be supplied by the development.
  - (b) Water Supply: Water supply determination involves the adequacy of a project's source of water including the type of supply system, availability and quality of the water. Matrix ratings reflect both the adequacy of the water supply and the general availability of water sources in the area.
  - (c) Water Resource: The type of sanitation system utilized by developments can have great effects on overall water quality in water supply watersheds and this factor is reflected in matrix ratings for this category.
  - (d) Timber Resources: The evaluation of timber resources involves assessment of the opportunities for long-term sustained timber yield and disturbance to existing residential development. Matrix ratings reflect the viability of timber harvest based on parcel size and distance to urban areas. The development potential of a parcel is related to its potential for timbering, with those parcels not designated as a timber resource receiving a higher rating for development than those parcels which are designated as a Timber Resource.

- (e) Sensitive Habitat: Matrix ratings are based on the ability to avoid critical or important biotic resource areas. The matrix is designed so that a developer may improve the initial "score" by relocating development activities away from designated habitat areas. While population growth in general inevitably impacts an area's vegetation and wildlife resources, only the most important or unique County habitats are incorporated into this analysis and designated on the County Resources and Constraints maps. See policy 5.1.2 of the Conservation and Open Space Element for a definition of Sensitive Habitats.
- (f) Erosion: The evaluation of erosion potential is based on the degree of erodability associated with various surface and bedrock formations and slope criteria. Erosion hazard may increase dramatically with increases in slope, and also varies according to rock type. By limiting the degree of land disturbance in highly erodable areas, erosion related adverse impacts can be controlled.
- (g) Seismic Activity: Evaluation of seismic hazards weighs the relative risks from actual surface rupture, ground shaking and liquefaction during seismic events. A major seismic event in Santa Cruz County (Loma Prieta Earthquake, 1989) resulted in extensive damage to structures and loss of life. The density of development in areas of high seismic activity can be correlated to the amount of damage to property and personal injury. Matrix values are derived from data gathered by the United States Geological Survey (USGS) based on past activity, and depend on the activity of the fault zone and the mapped potential for liquefaction and ground shaking.
- (h) Landslides: The matrix ratings regarding landslides are developed from detailed research done by the United States Geological Survey, and from a statistical analysis of known slope failures in the Santa Cruz mountains. Ratings reflect a combination of geologic bedrock types and slope.
- (i) Fire Hazards: Due to the relative importance of fire safety considerations, this factor shall be weighted more heavily than other concerns. Criteria for response times, secondary access roads, dead-end roads and road design standards are presented as part of the County's Fire Safety policies, and are included in this rating along with the location of the project relative to Critical Fire Hazard Areas. Critical Fire Hazard Areas are those locations in which a fire could, under certain conditions, spread uncontrollably.

### **2.3.2 Special Land Division and Density Requirements**

- (LCP) Maintain special land division and density requirements based on resources and constraints shown in Figure 2-2. Utilize these criteria in conjunction with the Rural Density Matrix system outlined in policy 2.3.1.



**Figure 2-2 (page 1 of 2)**  
**Special Land Division and Density Requirements (1)**

Type of Resource	Land Division Requirements (Minimum average area required PER PARCEL) (2)	Density Requirements (Minimum average site area required PER RESIDENTIAL UNIT) (3)
AGRICULTURAL LANDS (Section 5.13): Type 1 Commercial Agricultural land Type 2 Commercial Agricultural land *Type 3 Commercial Agricultural land	(only under special conditions) 10 arable acres 20 arable acres 20 arable acres	1 unit per parcel 1 unit per parcel 1 unit per parcel
NON-COMMERCIAL AGRICULTURAL LANDS (Section 5.14): Land designated Agricultural on land use maps, not designated as Agricultural Resource land	10 – 40 net developable acres, or 2 1/2 - 20 net developable acres with Special Findings; based on Rural Density Matrix	10-40 net developable acres or 2 1/2-20 net developable acres with Special Findings; based on Rural Density Matrix
SPECIAL FORESTS (Section 5.1)	No division of mapped special forest habitat	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
*MAPPED GRASSLANDS in the Coastal Zone (Sections 5.1 and 5.10)	No division of mapped grassland habitat	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
MINERAL RESOURCE LANDS (Section 5.16)	40 gross acres	40 gross acres
TIMBER RESOURCE LANDS (Section 5.12):  *Land with Timber Production Zone District inside the Coastal Zone  Land with Timber Production Zone District outside the Coastal Zone  Parcels over 20 acres in size in designated timber resource areas, not zoned Timber Production	  160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan has been approved  40 gross acres, or 10 gross acres if clustered and a joint Timber Management Plan has been approved  Same requirements as Timber Production zoned lands if found to have equivalent resources	  160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan is approved  40 gross acres unless clustered, then 10 gross acres  Same density as Timber Production zoned lands if found to have equivalent resources
WATERSHEDS (Section 5.5): Water supply watersheds in Coastal Zone Water supply watersheds outside Coastal Zone (except San Lorenzo River watershed and under other circumstances) Least disturbed watersheds Proposed reservoir protection areas	20 gross acres 10 gross acres  40 gross acres No division of parcel	20 gross acres 10 gross acres  40 gross acres 1 unit per parcel
GROUNDWATER RECHARGE AREAS (Section 5.8)	10 gross acres	10 gross acres

\* Denotes policies which only apply inside the Coastal Zone.

(1) This table summarizes special land division and density requirements of General Plan and LCP Resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections noted.

(2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.

(3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.

**Figure 2-2 (page 2 of 2)**  
**Special Land Division and Density Requirements (1)**

Type of Constraint	Land Division Requirements (Minimum average area required PER PARCEL) (2)	Density Requirements (Minimum average site area required PER RESIDENTIAL UNIT (3)
*COASTAL HAZARD AREAS - bluffs and beaches (Section 6.2)	New parcels must provide building sites outside areas of coastal hazards	Density consistent with General Plan designation
CRITICAL FIRE HAZARD AREAS (Section 6.5):  Building site in Critical Fire Hazard Area - with through road or secondary access  - with dead end road  Mitigable Critical Fire Hazard Areas if all mitigations approved	- Parcel size consistent with the lowest density in the range allowable by the applicable General Plan Designation - No division allowed  Parcel size consistent with General Plan land use designation	- The lowest density in the range allowable by the applicable General Plan Designation  - 1 unit per parcel  Density consistent with General Plan Land Use designation
100 YEAR FLOODPLAIN (Section 6.4)	Permitted only under special conditions	Density consistent with General Plan designation excluding floodway area
SEISMIC REVIEW ZONES - fault zones (Section 6.1)	20 net developable acres outside USL. Consistent with General Plan designation inside USL	Density consistent with the General Plan designation and Geologic Report

\* Denotes policies which only apply inside the Coastal Zone.

(1) This table summarizes special land division and density requirements of General Plan and LCP Resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections noted.

(2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.

(3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.



**2.3.3 Averaging Parcel Sizes for Rural Land Divisions**

(LCP) Allow averaging of required minimum parcel sizes for new rural land divisions only under the following conditions:

- (a) the development envelopes shall be clustered as appropriate to minimize grading, impervious surfaces, and overall site disturbance;
- (b) the maximum number of new parcels resulting from a land division shall not exceed the total number of parcels otherwise allowable without averaging, based on consistency with the Rural Density Matrix and all other applicable General Plan and LCP Land Use Plan policies and zoning regulations; and
- (c) the resulting parcels from any land division which contain new developable acreage used in density calculations shall be restricted by deed and conditioned to ensure that the acreage used in density calculations cannot be further divided.

**2.3.4 Rural Development Clustering**

(LCP) Where proposed development on an existing parcel of record exceeds a density of one dwelling unit (or equivalent) per parcel, require development envelopes to be clustered as appropriate to minimize grading, impervious surfaces, and overall site disturbance.

**2.3.5 Areas Within the Rural Services Line**

(LCP) Utilize a Rural Services Line (RSL) to recognize and delineate Davenport, Boulder Creek, Boulder Creek Country Club, Bear Creek Estates, Ben Lomond, Felton, Paradise Park, La Selva Beach, Place de Mer, Sand Dollar Beach, Cañon del Sol, Sunset Beach, Pajaro Dunes North and Pajaro Dunes South as areas which exist outside the Urban Services Line but have services and densities of an urban nature. Designate residential lands in these areas as Urban Low or Urban Very Low Density Residential on the General Plan and LCP Land Use and Facilities Maps, except as designated by the Boulder Creek Specific Plan, and allow infill development consistent with designated urban densities only where served by a community sewage disposal system. In areas within the Rural Services Line, permitted densities shall be limited to Suburban Residential densities as determined by the Rural Density Matrix system if community sewage disposal systems are not available. (See section 7.20: Sanitation Facilities Within Rural Services Line Areas).

**2.3.6 San Lorenzo Valley: Properties Adjacent to Felton Faire Shopping Center**

Include assessor parcels 071-331-05 and -06 within the Rural Services Line of Felton in order to facilitate the development of 100 percent affordable housing on the property at Residential Urban Very Low density to be serviced by a community sewage disposal system. If the property is not developed for 100 percent affordable housing, or if development is not served by a community sewage disposal system, the residential density shall be limited to Suburban Residential with density based on the Rural Density Matrix system. All development on the above noted assessor's parcel shall be designed to be consistent with the scenic corridor protection policies of the Felton Town Plan, and may include an appropriately sized community center or similar facility.

**Programs**

a. Review and update all County General Plan and LCP Resources and Constraints maps used in the matrix system as new information becomes available from technical sources, including project applicants. The County shall adopt the best available technical means of determining the factors covered by the matrix. (See chapter 1: Introduction for more information on updating Resources and Constraints maps). (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. Review the General Plan and LCP Land Use and zoning designations in the rural areas of the County, especially the Highway 9 corridor in the San Lorenzo Valley, to evaluate conformance between the existing use, the General Plan and LCP Land Use Plan designation, and the zoning designation. (Responsibility: Planning Department, Planning Commission and Board of Supervisors)

## **Objective 2.4 Mountain Residential Designation (R-M)**

- (LCP) To provide for very low density residential development (10-40 net developable acres per dwelling unit) in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities; and to maintain a large proportion of the County in open space to retain the existing rural scenic character and a sustainable environment.

### **Policies**

#### **2.4.1 Parcel Size Determination**

- (LCP) Allow residential development in the Mountain Residential Land Use category at densities based on the following criteria:
- (a) If the average (mean) parcel size of the surrounding parcels exceeds 40 gross acres, the minimum parcel size allowed (or maximum development density) for new land divisions shall be the average area of the surrounding parcels or 40 acres, whichever is greater. The average shall include all parcels which are designated Mountain Residential and which are wholly or partially within a 1/2 mile radius from the subject parcel boundary, excluding "paper subdivisions" and other non conforming parcels under 1 acre.
  - (b) If the average parcel size as calculated above is below 40 acres, the minimum allowable parcel size for new land divisions (or maximum development density) shall be between 10 and 40 net developable acres and shall be determined by the Rural Residential Density Determination ordinance of the Santa Cruz County Code.
  - (c) Where other General Plan and LCP Land Use Plan policies would require a greater parcel size for adequate resource protection, those policies shall prevail over the policies described in this section.

#### **2.4.2 San Lorenzo Valley: Blake Hammond Manor**

Recognize three residential units on parcel 079-291-25 (Blake Hammond Manor) as pre-existing, non-conforming uses; and recognize one residential unit (the main structure on the site) as a conforming use in the Mountain Residential General Plan land use designation. Any proposed changes to the uses and structures on this property shall conform to all requirements of the County General Plan and zoning ordinance.

### **Program**

- a. Maintain a matrix with specific criteria to establish minimum parcel sizes allowed within the Mountain Residential density range of 10-40 net developable acres per dwelling unit (ac/du) Base the criteria on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## Objective 2.5 Rural Residential Designation (R-R)

- (LCP) To provide low density residential development (2.5-20 net developable acres per unit) on lands suitable for rural development which have access from roads maintained to rural road standards and adequate fire protection, and where limited public services and facilities, physical hazards and development constraints including water availability and septic capability and the desire to maintain rural character restrict more intensive development of these areas.

### Policies

#### 2.5.1 Rural Residential Density Determination

- (LCP) Utilize the rural density matrix to determine the minimum allowable parcel sizes for new land divisions within the density range of 2.5 to 20 net developable acres per unit.

#### 2.5.2 Bonny Doon

- (LCP) Require minimum parcel sizes to be between 5 and 20 net developable acres in the designated Rural Residential areas in the Bonny Doon planning area.

#### 2.5.3 Eureka Canyon: Spring Hills Golf Course

Allow clustered residential development at the Spring Hills Golf Course, APN 109-151-12 and -16, at a Rural Residential land use designation density consistent with the Rural Density Matrix.

### Programs

- (LCP) a. Maintain a matrix with specific criteria to establish minimum parcel sizes allowed within the Rural Residential density range of 2.5 to 20 acres per dwelling unit (ac/du). Base the criteria on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available and the existing land use pattern in the area. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. In recognition of differences in physical settings and community character, maintain two types of rural residential zoning: one of a primarily residential character and another permitting some agricultural uses such as limited horticulture, crop raising, and livestock raising including private stables. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## **Objective 2.6 Suburban Residential Designation (R-S)**

- (LCP) To provide suburban density residential development (1-5 net developable acres per unit) in areas with developable land, access from adequate roads maintained to rural road standards, water service, soils of good septic suitability, and fire protection meeting standards outlined in section 6.5 of the Public Safety and Noise Element.

### **Policies**

#### **2.6.1 Suburban Residential Density Determination**

- (LCP) Utilize the rural density matrix to determine the minimum allowable parcel sizes for new land divisions within the density range of 1 to 5 net developable acres per unit. The minimum parcel size in Suburban designations without public water service shall be 2-1/2 gross acres

#### **2.6.2 Aptos Hills**

Allow a maximum density of 2.5 net developable acres per dwelling unit (ac/du) and encourage cluster development in the Suburban Residential area of Day Valley in the Aptos Hills planning area.

### **Program**

- (LCP) a. Maintain a matrix with specific criteria to establish minimum parcel sizes allowed within the Suburban Residential density range of 1 to 5 net developable acres per dwelling unit (ac/du). Base the criteria on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available and the existing land use pattern in the area. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



# URBAN RESIDENTIAL SITING AND DENSITY

## Objective 2.7 Urban Very Low Density Residential Designation (R-UVL)

To provide areas of residential development on large lots at very low densities (1.0 to 4.3 units per net developable acre) inside the Urban Services Line which have a full range of urban services, or in Urban or Rural Services Line areas currently developed to an urban density. This designation is appropriate in areas with significant environmental constraints, or as a transition to adjacent rural density development.

### Policies

#### 2.7.1 Minimum Lot Sizes

(LCP) Allow residential development at densities equal to or less than 4.3 units per net developable acre. This density range is equivalent to 10,000 square feet to one acre of net developable parcel area per dwelling unit. Include increased density incentives for projects with a large percentage of very low or lower income housing in accordance with State law. (See section 2.11.)

#### 2.7.2 Specific Density Determination

(LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban Very Low Density Residential designation. (See chapter 8: Community Design.)

### Programs

a. Establish design and development standards in the zoning ordinance for the Urban Very Low Residential designation. Determine allowed uses and zoning districts appropriate to very low density residential neighborhoods. (Responsibility: Planning Department, Planning Commission, and Board of Supervisors)

**Figure 2-3  
Allowable Densities for  
Urban Residential Land Use Designations**

Urban Designation	Density ①	Lot Size Requirements ② ③
Urban Very Low	1.0 – 4.3 units per acre	10,000 sf – 1 acre
Urban Low	4.4 – 7.2 units per acre	6,000 sf – 10,000 sf
Urban Medium	7.3 – 10.8 units per acre	4,000 sf – 6,000 sf
Urban High	10.9 – 17.4 units per acre	2,500 sf – 4,000 sf

① All densities are in units per net developable acre. Refer to the Glossary for a definition of net developable area.

② All lot sizes are square feet of net developable parcel area per unit. Refer to the Glossary for a definition of net developable area.

③ The minimum lot size for the creation of new parcels for detached units is 3,500 square feet. (see Policy 2.10.2)

## Objective 2.8 Urban Low Density Residential Designation (R-UL)

- (LCP) To provide low density residential development (4.4 to 7.2 units per net developable acre) in areas within the Urban Services Line which have a full range of urban services, or in Urban or Rural Services Line areas currently developed to an urban density. Housing types appropriate to the Urban Low Density designation may include detached houses, duplexes, and clustered small lot detached units at allowable densities.

### Policies

#### 2.8.1 Minimum Lot Sizes

- (LCP) Allow residential development at densities equivalent to 6,000 to 10,000 square feet of net developable parcel area per unit. Increased density incentives for projects with a large percentage of very low, or lower income housing are also allowed in accordance with State law. (See section 2.11.)

#### 2.8.2 Specific Density Determination

- (LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban Low Density Residential designation. (See chapter 8: Community Design.)

#### 2.8.3 Development Density Less than Lower Limit of Range

Where an applicant has filed an application for residential development within the designated density range, do not approve the application at a density less than the lowest end of the designated density range, except in the following circumstances:

- (a) Where the proposed residential development fails to comply with the General Plan and LCP, zoning or development policies in effect at the time that the application for such residential development is determined to be complete; or
- (b) Where the written findings required by Government Code Section 65589.5 have been made.

When planning or environmental review demonstrates that development in the designated density range will cause significant health, safety, nuisance or other significant policy or environmental impacts that cannot be feasibly mitigated, the proposed development shall be denied and the County shall initiate a General Plan and LCP amendment and rezoning (as appropriate) to redesignate the parcel with density range consistent with those unmitigable impacts.

Nothing in this policy shall preclude a property owner from voluntarily filing an initial application for development at less than the lowest end of the designated density range.

#### 2.8.4 Aptos: Parcel Size Restrictions

Prohibit reduction in parcel size on those parcels in the Deer Park Villas area with a Salamander Protection (SP) Combining Zone District. Cooperate with Fish and Game Commission efforts to create a wildlife refuge in this area.

### Program

- a. Implement the Urban Low Density land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## Objective 2.9 Urban Medium Density Residential Designation (R-UM)

- (LCP) To provide medium density residential development (7.3 to 10.8 units per net developable acre) in areas within the Urban Services Line (USL) served by a full range of urban services, with access onto collector or arterial streets, and location near neighborhood, community or regional shopping facilities. Housing types appropriate to the Urban Medium Density Residential designation may include: detached houses, duplexes, townhomes, mobile home parks, and small lot detached units at allowable densities.

### Policies

#### 2.9.1 Minimum Parcel Sizes

- (LCP) Allow residential development at densities equivalent to 4,000 to 6,000 square feet of net developable parcel area per unit. Increased density incentives for projects with a large percentage of very low or low income housing and for senior housing projects are also allowed in accordance with State law. (See section 2.11.)

#### 2.9.2 Specific Density Determination

- (LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban Medium Density Residential designation. (See chapter 8: Community Design.)

#### 2.9.3 Development Density Less than Lower Limit of Range

Where an applicant has filed an application for residential development within the designated density range, do not approve the application at a density less than the lowest end of the designated density range, except in the following circumstances:

- (a) Where the proposed residential development fails to comply with the General Plan and LCP, zoning or development policies in effect at the time that the application for such residential development is determined to be complete; or
- (b) Where the written findings required by Government Code Section 65589.5 have been made.

When planning or environmental review demonstrates that development in the designated density range will cause significant health, safety, nuisance or other significant policy or environmental impacts that cannot be feasibly mitigated, the proposed development shall be denied and the County shall initiate a General Plan and LCP amendment and rezoning (as appropriate) to redesignate the parcel with density range consistent with those unmitigable impacts.

Nothing in this policy shall preclude a property owner from voluntarily filing an initial application for development at less than the lowest end of the designated density range.

### Program

- a. Implement the Urban Medium Density land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## **Objective 2.10 Urban High Density Residential Designation (R-UH)**

- (LCP) To provide higher density residential development (10.9 to 17.4 units per net developable acre) in areas within the Urban Services Line (USL). These areas shall be located where increased density can be accommodated by a full range of urban services and in locations near collector and arterial streets, transit service, and neighborhood, community, or regional shopping facilities. Housing types appropriate to the Urban High Density designation may include: small lot detached houses, "zero lot line" houses, duplexes, townhomes, garden apartments, mobile home parks, and congregate senior housing.

### **Policies**

#### **2.10.1 Minimum Parcel Sizes**

Allow residential development at densities equivalent to 2,500 to 4,000 square feet of net developable parcel area per unit. Include increased density incentives for projects with a large percentage of very low or lower income housing and for senior housing projects in accordance with State law. (See section 2.11)

#### **2.10.2 Minimum Lot Size**

- (LCP) Establish a minimum lot size of 3,500 square feet of net developable parcel area per residential parcel for the creation of new lots in detached unit residential subdivisions.

#### **2.10.3 Specific Density Determination**

- (LCP) Consider terrain, adequacy of access, presence of significant environmental resources, the pattern of existing land use in the neighborhood, and unique circumstances of public value, for instance, the provision of very low or lower income housing in accordance with State law, in determining the specific density to be permitted within the Urban High Density Residential designation. (See chapter 8: Community Design.)

#### **2.10.4 Development Density Less than Lower Limit of Range**

Where an applicant has filed an application for residential development within the designated density range, do not approve the application at a density less than the lowest end of the designated density range, except in the following circumstances:

- (a) Where the proposed residential development fails to comply with the General Plan and LCP, zoning or development policies in effect at the time that the application for such residential development is determined to be complete; or
- (b) Where the written findings required by Government Code Section 65589.5 have been made.

When planning or environmental review demonstrates that development in the designated density range will cause significant health, safety, nuisance or other significant policy or environmental impacts that cannot be feasibly mitigated, the proposed development shall be denied and the County shall initiate a General Plan and LCP amendment and rezoning (as appropriate) to redesignate the parcel with density range consistent with those unmitigable impacts.

Nothing in this policy shall preclude a property owner from voluntarily filing an initial application for development at less than the lowest end of the designated density range.

#### **2.10.5 Live Oak: Pacific Family Mobile Home Park**

Recognize the Pacific Family Mobile Home Park (025-161-13) as existing residential area and allow a density bonus to increase the park from 34 to 37 spaces, subject to obtaining all appropriate development permits.



## Program

- a. Implement the Urban High Density land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## Objective 2.11 Residential Density Bonus Incentives for Affordable Housing

To provide opportunities for, and encourage the production of, affordable housing by creating incentives for its production; including a density "bonus" increase over residential densities which would otherwise be allowed by the zoning and General Plan designation. Appropriate housing types for density bonus development are the same as those appropriate to the General Plan land use and zoning designation in which they are located. (See chapter 4: Housing, for additional policies and programs regarding density bonus and provision of affordable housing.)

## Policies

### 2.11.1 Density Bonus for Housing Developments

Allow a density increase of 25 percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and Land Use Element of the General Plan and LCP Land Use Plan for any application for a housing development containing either:

- (a) 20 percent of the total housing development units for lower income households (excluding the density bonus units); or
- (b) 10 percent of the total housing development units for very low income households (excluding the density bonus units); or
- (c) 50 percent of the total housing development units of the development will be reserved for qualifying (senior) residents (excluding the density bonus units). [See the Glossary for a definition of very low and lower income households, qualifying (senior) residents, and net developable area.]

The density bonus shall apply to housing developments consisting of five or more dwelling units. Any fractional portion of a residential unit generated by the calculation of a project size based on this density bonus shall be rounded upwards to allow an additional full dwelling unit.

### 2.11.2 Density Bonus for Senior Housing

Allow a density increase of 50 percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and Land Use Element of the General Plan and LCP Land Use Plan for developments containing 100 percent lower and very low income qualifying (senior) residents.

The density bonus shall apply to housing developments consisting of five or more dwelling units. Any fractional portion of a residential unit generated by the calculation of a project size based on this density bonus shall be rounded upwards to allow an additional full dwelling unit.

## Program

- a. Review and update County policies applicable to projects serving special needs populations, such as single resident occupancy (SRO) development. Consider developing a combining district to establish criteria for SROs and other housing types with limited impacts. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

**Figure 2-4  
Example of Minimum Lot Sizes/Density  
Including 25% Density Bonus Allowance**

Urban Area Zoning Designation ①	Minimum Lot Size/Density Per Zoning Ordinance ②	Minimum Lot Size/Density with 25% Density Bonus ②
R-1-9	9,000 s.f.	7,200 s.f.
R-1-6 RM-6	6,000 s.f.	4,800 s.f.
R-1-5 RM-5	5,000 s.f.	4,000 s.f.
RM-4	4,000 s.f.	3,200 s.f.
RM-3	3,000 s.f.	2,400 s.f.
<p>① This list is not intended to include every possible zoning designation that may be subject to a density bonus, and is included for illustrative purposes only. Refer to Volume II of the Santa Cruz County Code for a description of R-1 and R-M zoning designations.</p> <p>② All lot sizes are square feet of net developable parcel area per dwelling unit. Refer to the Glossary for a definition of net developable area.</p>		



## COMMERCIAL, INDUSTRIAL AND PUBLIC FACILITY LAND USE

Commercial areas in Santa Cruz County are designed to respond to five different levels of need for goods and services. At the neighborhood level, commercial areas reduce the need for residents and visitors to travel long distances for specific types of goods. Small local stores within walking distance of urban neighborhoods, near visitor attractions, or centrally located in rural communities are appropriately designated Neighborhood Commercial.

The second level, Community Commercial, is designed to satisfy a broader need for goods and services and provide concentrated centers of commercial development. Existing Community Commercial areas are generally found along arterial streets such as Soquel Avenue, Soquel Drive, 41st Avenue, and Freedom Boulevard. In addition, some uses in the Community Commercial designation may attract residents from other areas of the County. Large, more "regional" uses may be appropriate in unincorporated urban areas where sufficient land is available and impacts on the surrounding neighborhoods can be mitigated.

The designation for Professional and Administrative Offices provides lower impact, non-retail commercial uses in areas between residential development and more intensive commercial and industrial development. In addition, this designation is appropriate where a demonstrated need for professional services exists, such as in medical center areas and near commercial centers.

The Visitor Accommodations designation focuses on the needs of visitors to the County. This designation is located near areas of active tourist activity, such as beaches and State Parks. A wide variety of lodging can be found in this designation, including motels, inns, and camping facilities. The location of visitor accommodations is significant, to complement the scenic and natural setting in which they are located, and to provide proper protection of the environment.

The fifth level of commercial development, Commercial Services and Light Industry, helps meet the needs of the community for both services and employment. A wide variety of services and light industry are found in this designation, including facilities for auto repair, warehouses, lumber yards, automobile dealers, electronics assembly and manufacturing. Service Commercial designations are located near major transportation corridors in areas where adverse effects on surrounding land uses can be reduced.

All commercial areas have the potential to conflict with adjacent residential areas. Noise and traffic impacts, incompatible design and insufficient buffering can cause problems that are difficult to mitigate. To reduce these problems, the General Plan and LCP Land Use Plan focuses on the development of commercial clusters, the need for greater attention to both building and site design, and the designation of appropriate land uses near commercial areas.

## **Objective 2.12 Mixed-Use Development**

To provide a mix of different types of commercial uses or a mix of commercial and residential or public facility uses in appropriate locations where the combination of uses are complementary and contribute to establishing centers of community activity and commerce.

### **Policies**

#### **2.12.1 Office Uses in Commercial Designation**

Allow the development of professional and administrative office uses in all commercial land use designations of the General Plan and LCP Land Use Plan, where allowed by zoning. Encourage office uses to provide a lower intensity buffer between commercial uses and adjacent residential and public facility development. (For additional information on office uses in the Service Commercial designation, refer to section 2.17.)

#### **2.12.2 Public Facility Uses in Commercial Designations**

Limit public and quasi-public facility uses in areas designated for commercial use to public utility and public service activities, child care facilities and small art and technical schools (such as music studios and schools, professional, trade, business and technical schools), to reserve commercially designated land for retail and employment generating uses.

#### **2.12.3 Residential Uses in Commercial Designations**

Allow a mix of residential and commercial uses in areas designated Neighborhood or Community Commercial or Professional and Administrative Office. Require the inclusion of residential development where provided by adopted village, town, community or specific plans. Limit residential uses to densities which allow good site design and commercial utilization of the property, and which are secondary to the commercial use, not to exceed 50 percent of the floor area of the development. Existing residential uses in commercial designations may expand up to an additional 500 square feet (total).

### **Program**

a. Develop and implement specific design criteria for the inclusion of residential uses in commercial development to preserve the commercial focus and functionality of the project, and the residential character and quality living area. Include adequate buffering of potential disruption from commercial activity. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## Objective 2.13 Neighborhood Commercial Designation (C-N)

- (LCP) To provide compact, conveniently-located, and well designed shopping and service uses to meet the needs of individual urban neighborhoods, rural communities and visitors.

### Policies

#### 2.13.1 Location of Neighborhood Commercial Uses

- (LCP) Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions, or centrally located to serve rural communities.

#### 2.13.2 Location of Visitor Serving Neighborhood Commercial Uses

- (LCP) Designate on the General Plan and LCP Land Use Maps Neighborhood Commercial areas specifically suitable for visitor serving commercial uses, based on: proximity to public beaches, the yacht harbor, state parks, or other tourist or recreational attractions.

#### 2.13.3 Allowed Uses in the Neighborhood Commercial Designation

- (LCP) Allow a variety of retail and service facilities, including neighborhood or visitor oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

#### 2.13.4 Expansion of the Neighborhood Commercial Designation

- (LCP) Only allow Neighborhood Commercial uses that are small scale, appropriate to a neighborhood or visitor service area, and which will not have adverse traffic, noise, and aesthetic impacts on the adjacent residential areas. Allow the expansion of Neighborhood Commercial land use designations only where:
- a need and market exists, and
  - the use will not adversely affect adjacent residential neighborhoods.

#### 2.13.5 Visitor Services within Coastal Special Communities

- (LCP) Encourage the provision of visitor serving commercial services within Coastal Special Communities, as follows:
- (a) Davenport: Highway 1 frontage.
  - (b) Seacliff Beach Area: Entire Special Community.
  - (c) Rio del Mar Flats/Esplanade Area: Esplanade frontage to Stephen Road.

#### 2.13.6 Compatibility with Adjacent Development

Ensure compatibility between Neighborhood Commercial development and adjacent areas through Commercial Development Permit procedures to regulate siting, design, landscaping, signage, parking and circulation, drainage, and access. [See chapter 8: Community Design ]

**2.13.7 Aptos: Cabrillo Drive Neighborhood Commercial**

Recognize the existence of neighborhood commercial uses on parcel 037-241-39 and require conformance to current sign code for any proposed expansion. The intent of this policy is to eliminate advertising oriented towards Highway 1. For additional information refer to the Conservation and Open Space Element, section 5.10.

**2.13.8 Live Oak: 17th Avenue Neighborhood Commercial**

Allow a Neighborhood Commercial use of parcels 026-193-47 and -48 if commercially developed as an integral part of the adjacent neighborhood commercial center without separate vehicle access from 17th Avenue.

**Program**

a. Implement the Neighborhood Commercial designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## Objective 2.14 Community Commercial Designation (C-C)

- (LCP) To provide well-designed centers of concentrated commercial use accommodating a mix of activities serving the general shopping, service and office needs of community-wide market areas.

### Policies

#### 2.14.1 Location of Community Commercial Uses

- (LCP) Designate on the General Plan and LCP Land Use Maps Community Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

#### 2.14.2 Allowed Uses in the Community Commercial Designation

- (LCP) Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational rental housing units, rental services, and similar types of retail and service activities.

#### 2.14.3 Cottage Industries with On-Site Retail Sales

Allow cottage industry with on-site retail sales to locate within the Community Commercial Designation.

#### 2.14.4 Provision of Commercial Development Sites

Provide suitable sites for commercial development within unincorporated urban areas to provide services for area residents, revenue sources to support local government services, and focal points for community activity areas.

#### 2.14.5 Vacant Commercial Land

Promote the availability of vacant land designated for commercial uses, consistent with the environmental and economic goals of the County.

#### 2.14.6 Quality of Commercial Design

- (LCP) Ensure quality commercial development through Commercial Development Permit procedures to regulate signage, landscaping, buffering, on-site circulation, parking, drainage, site and building design, and traffic patterns and access. Require commercial facilities to be compatible with adjacent land uses and neighborhood character, to utilize and complement the scenic and natural setting of the site and area, and to provide proper management and protection of the environment. (See chapter 8: Community Design)

#### 2.14.7 Expansion of Community Commercial Land Use Designations

Allow expansion of Community Commercial designations through a General Plan amendment only under an integrated development plan, and when large building sites or additional commercial space is required and cannot be located within one of the village centers.

**2.14.8 Aptos Village Community Commercial**

Limit Community Commercial uses in Aptos Village to those which are low traffic-generating and which reinforce a sense of community by providing a pedestrian scale, in accordance with the Aptos Village Design Framework. (See Volume II of the General Plan and LCP Land Use Plan.)

**2.14.9 Skyline and Summit: Commercial Development**

Allow only limited expansion of the existing restaurant uses on Highway 17 at the Summit if mitigation measures can be developed and implemented for existing and potential traffic impacts.

**2.14.10 Coordination with City of Capitola**

Ensure the compatibility of the 41st Avenue Regional Center in the City of Capitola with surrounding uses located in the County. Consider traffic patterns, noise, lighting, and the provision of adequate landscaping buffers or land use buffers such as professional offices between the regional shopping area and nearby residential uses.

**Programs**

- a. Implement the Community Commercial land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. Maintain a list of commercially designated land that is vacant or that could be developed further. Update the list as needed and make it available to potential commercial developers. (Responsibility: Planning Department, Redevelopment Agency)



## Objective 2.15 Professional and Administrative Office Designation (C-O)

- (LCP) To establish professional and administrative office areas where there is a recognized need for office uses, such as medical center areas and adjacent to commercial centers, and to provide for lower impact, non-retail commercial uses as a buffer between residential areas and more intensive commercial and industrial activities.

### Policies

#### 2.15.1 Location of Professional and Administrative Offices

- (LCP) Designate on the General Plan and LCP Land Use Maps those areas suitable for Professional and Administrative Office uses which are:
- located on a major arterial, and
  - in an area where such uses will be a buffer between residential uses and major commercial centers or industrial uses, or
  - in an area where medical offices are appropriate due to proximity to a major hospital, provided that such placement shall not conflict with agricultural or resource protection policies.

#### 2.15.2 Allowed Uses

- (LCP) Allow offices such as medical offices, business offices, branch banks, and real estate offices, as well as personal services, in areas designated for Professional and Administrative Offices. Allow restaurants of 500 square feet or less, intended to serve employees or clients of the office development, or restaurants with hours of operation that would allow parking to be shared with the office uses, subject to an approved parking plan. Restaurants are not allowed where the office designation is utilized as a buffer to residential areas. Allow retail sales associated with nearby medical facilities and also allow small schools and studios. Allow child care facilities intended to serve the employees of the office development. Exclude other retail, wholesale, service commercial and industrial uses.

#### 2.15.3 Compatibility with Adjacent Development

Ensure the compatibility of Professional and Administrative uses with adjacent land uses through Commercial Development Permit procedure to regulate signage, landscaping, on-site circulation, parking, drainage, site and building design, and traffic patterns. (See chapter 8: Community Design.)

#### 2.15.4 Aptos; Soquel Drive and Ledyard Way

Designate assessor parcels 039-102-14, 16, 20, 21, 29, 47, 48, 49 and 50 located on the north side of Soquel Drive between the two intersections with Ledyard Way for special design treatment:

- (1) New development, remodels or reconstruction of existing structures to professional offices shall in all cases be designed to maintain a residential architectural style, and
- (2) New development, remodels or reconstruction shall in all cases maintain a maximum height limit of sixteen (16) feet, as measured from the highest point of the roof line to existing grade.

**2.15.5 Aptos; Soquel Drive Area, Southwest of Aptos Village**

Recognize parcels 041-051-03, 05, 06, and 07, designated Professional and Administrative Office, as being constrained by the slope of Valencia Creek embankments, and allow single family residential use as a principal permitted use for each parcel, subject to the residential development standards appropriate for the size of the parcel. When office use is proposed, encourage mutual access and shared parking arrangements.

**2.15.6 San Lorenzo Valley**

Allow only small-scale office use in the designated Professional and Administrative Office area on the west side of Highway 9 north of the Boulder Creek Village Center consistent with the Boulder Creek Specific Plan, sanitation limitations of the area (possible septic haul-away required), potential traffic impacts, and the residential and scenic road setting. Building scale and design should blend with and enhance the view from the scenic road and residential character of the area, and joint development and use of parking facilities out of view of Highway 9 should be encouraged where feasible. For additional information, see the Boulder Creek Specific Plan in Volume II of the General Plan and LCP Land Use Plan.

**2.15.7 Soquel Village Mixed Use Area**

In accordance with the Soquel Village Plan, recognize assessor parcels 030-141-04, 22, 25, 33, 34, and 51 as a transition area between residential and commercial development and designate these parcels Professional and Administrative Office allowing office uses, medium density residential use, or any combination of both uses. Where mixed development is proposed, utilize the development criteria for the Professional Administrative Office zone district. Where residential development is proposed, allow a maximum density of one unit per 4,000 net developable square feet.

**Program**

a. Implement the Professional and Administrative Office land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## Objective 2.16 Visitor Accommodations Designation (C-V)

- (LCP) To provide for a variety of temporary residential uses in both urban and rural areas which provide for visitor needs while preserving the unique environmental settings that attract visitors to the County and protecting residential communities in the County.

(Also see policies in section 7.9, Organized Camps and Conference Centers, and Figure 2-5 for visitor accommodating priority sites.)

### Policies

#### 2.16.1 Location of Visitor Accommodation Designations

- (LCP) Designate on the General Plan LCP Land Use Maps those areas existing as or suitable for Visitor Accommodations. Require all visitor serving facilities to be located where adequate access and public services and facilities are available, to be designed and operated to be compatible with adjacent land uses, including residential uses, to utilize and complement the scenic and natural setting of the area, and to provide proper management and protection of the environment.

#### 2.16.2 Location of Visitor Accommodations in Rural Areas

- (LCP) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors, where adequate public services, such as water, public sanitation facilities, roads and fire protection are available.

#### 2.16.3 Allowed Uses in the Visitor Accommodations Designation

- (LCP) Allow a variety of visitor-serving uses in the Visitor Accommodations Designation, including motels, hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and, where appropriate, limited appurtenant public restaurants, visitor services and retail shops. Allow child care facilities intended to serve both visitors and employees of the visitor-serving development. Require a Commercial Development Permit to establish and maintain such uses and closely monitor each use to prevent significant adverse impacts on adjacent residential areas.

#### 2.16.4 Allowed Visitor Accommodations in Urban Residential Areas

- (LCP) Allow small scale Visitor Accommodations such as inns or bed and breakfast accommodations in urban residential areas and within the Rural Services Line where the use would be compatible with neighborhood character, surrounding densities, and adjacent land uses.

#### 2.16.5 Allowed Visitor Accommodations in Rural Areas

- (LCP) Allow small-scale visitor lodging facilities, such as bed and breakfast accommodations, in rural areas utilizing existing historic or other rural structures. Ensure compatibility with adjacent land uses consistent with rural density and character, available infrastructure capacity, agricultural, visual, and natural resource protection, and other General Plan and LCP Land Use Plan policies. In designated agricultural resource areas, allow such facilities only as conversion of a historic residential structure.

**2.16.6 Allowed Visitor Accommodations at Commercial Recreation Facilities**

- (LCP) Allow development of appurtenant overnight visitor accommodations at appropriate commercial recreation facilities where such use is consistent with maintaining recreational use, and with other General Plan and LCP Land Use Plan policies.

**2.16.7 Design of Visitor Accommodations**

- (LCP) Ensure quality of design for visitor accommodations through Commercial Development Permit procedures, including the Zoning ordinance, to regulate density, signage, landscaping, buffering, on-site circulation and access, parking, and site and building design.

**2.16.8 Existing Condominium Beach Development**

- (LCP) Recognize short-term rental use of existing condominium beach development as a resource for visitor accommodations. Limit urban density, beach oriented housing for visitor accommodations to those areas within the Urban Services Line or Rural Services Line.

**2.16.9 Conversion of Visitor Accommodations to Residential Use**

- (LCP) Prohibit conversion of visitor accommodations in the coastal zone to any non-priority use unless it can be demonstrated that it is economically infeasible to use the property for any priority use. Absolutely prohibit the conversion of hotels or motels in the coastal zone. Require any visitor accommodations that are converted to a permanent occupancy residential use to conform to applicable General Plan and LCP Land Use Plan density standards, and to provide a minimum of 15 percent of the units as affordable to lower and moderate income households.

**Program**

- a. Maintain a Visitor Accommodations zone district as part of the Santa Cruz County Code to implement the Visitor Accommodations land use designation. The zone district shall specify allowable densities for a variety of overnight or extended stay lodging for visitors. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## **Objective 2.17 Service Commercial and Light Industrial Designation (C-S)**

- (LCP) To meet the service and employment needs of the community by providing for commercial services and light industrial activities in areas having adequate access and public services and where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses.

### **Policies**

#### **2.17.1 Location of Service Commercial/Light Industrial Uses**

- (LCP) Designate on the General Plan and LCP Land Use Maps areas appropriate for Commercial Services or Light Industrial use based on proximity to major streets and rail transportation, provision of adequate services, and compatibility with adjacent land uses and the environment.

#### **2.17.2 Location of Light Industry within the Coastal Zone**

- (LCP) Permit light industry to locate within the Coastal Zone only on sites currently designated Service Commercial/Light Industry. Designation of additional sites for light industry shall require an amendment to the General Plan and LCP Land Use Plan. Designate new sites only when:
- (a) No other feasible alternatives exist,
  - (b) There is a demonstrated need for new sites,
  - (c) The site is not suitable for or designated for a coastal priority use,
  - (d) A compelling public need is demonstrated, and
  - (e) Development of the site would be consistent with all General Plan and LCP Land Use Plan resource protection policies.

#### **2.17.3 Allowed Uses in Service Commercial and Light Industrial Designations**

- (LCP) Allow light industrial facilities such as assembly and manufacturing; commercial services facilities such as auto repair, contractors' yards, and warehousing; and outdoor sales facilities, such as nurseries, lumber yards, and boat and auto sales in the Commercial Services/Light Industry land use designation. Limit the permitted uses in this category to those without major pollution or nuisance factors. Limit general retail uses in this designation to those which require large showrooms or outside sales area, or those which are ancillary to a manufacturing use and market items produced on site. Allow child care facilities intended to serve the employees of the light industrial development. Allow limited office uses and those which are accessory to the approved service commercial or light industrial use.

#### **2.17.4 Design of Service Commercial/Light Industrial Uses**

Ensure compatibility with adjacent uses through the Commercial Development Permit procedures with careful attention to landscaping, signage, access, site and building design, drainage, on-site parking and circulation, fencing, and mitigation of nuisance factors.

#### **2.17.5 Service Commercial Uses on Small Parcels**

Encourage assembly of existing small parcels and restrict intensity of use on small parcels to minimize impacts on traffic and adjacent properties.

**2.17.6 Aptos Hills**

Exclude M-1 industrial uses in the area designated Commercial Services/Light Industry at the northeastern corner of Freedom Boulevard and Highway 1. Utilize the Commercial Development permit process to assure adequate mitigation of potential adverse impacts on traffic, the groundwater aquifer, nearby Valencia Lagoon, and adjacent residential neighborhoods.

**2.17.7 Live Oak**

Allow a Service Commercial/Light Industrial use of the rear portions of parcels 026-311-11,-12,-13 if integrated into a development with access from 17th Avenue. Conversely, allow a residential use of parcel 026-311-46 if integrated with the residential development of the adjacent parcels.

**2.17.8 San Lorenzo Valley**

Ensure that any Commercial Service/Light Industrial development does not adversely impact the water supply watershed in the San Lorenzo Valley area. Utilize the Commercial Development permit process to evaluate potential impacts, including drainage and run-off, and require needed mitigation measures as conditions of approval.

**Programs**

a. Implement the Commercial Services/Light Industry land use designation through the zone districts shown in section 13.10.170 of the Santa Cruz County Code. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

b. Investigate means to create incentives for bringing light, clean, non-polluting industry to Santa Cruz County. (Responsibility: Economic Development Division, Planning Commission, Board of Supervisors)



## **Objective 2.18 Non-Conforming Commercial or Light Industrial Development**

To phase-out and relocate existing commercial or light industrial land uses which are situated in areas not designated on the General Plan and LCP Land Use Maps for such activity and are incompatible with adjacent land uses, or have significant environmental impacts.

### **Policies**

#### **2.18.1 Continuation of Non-Conforming Commercial or Light Industrial Uses**

Allow the continuation of existing commercial or light industrial uses\* that do not conform to the activities allowed by the General Plan and LCP Land Use designation of the property, provided of the following criteria are satisfied:

- (a) The existing business is completely contained within a structure originally built for commercial or light industrial purposes, or a structure which has legally converted to a commercial or light industrial use; and
- (b) The property on which the business is located has a continuous history of commercial or light industrial use [see Glossary definition of Continuous History]; and
- (c) The use is compatible with adjacent land uses, such that the hours of operation of the business, the noise levels, the aesthetic impacts, the environmental impacts, and traffic to the site do not significantly effect adjacent land uses; and
- (d) The use is not creating a nuisance or adversely affecting the health, safety, or welfare of area residents.

\*Note: This section does not apply to Home Occupations

#### **2.18.2 Alteration of Buildings Housing Non-Conforming Commercial or Light Industrial Uses**

Allow commercial or light industrial uses meeting the criteria listed in policy 2.18.1 to continue the present use and allow normal maintenance and repair of the structure in which they are located, according to provisions in the Building Code. No additional discretionary review shall be required for normal maintenance and repair. Allow expansion of the non-conforming use within existing buildings with an approved use permit.

#### **2.18.3 Phase-Out of Non-Conforming Commercial Uses**

Phase out all commercial or light industrial uses that do not conform to the type of activity allowed by the General Plan and LCP Land Use designation of the property and do not meet the criteria of policy 2.18.1. Identify these uses for relocation to appropriately designated areas, and do not allow reconstruction, expansion, or change of use, except to a conforming use, on these properties.

#### **2.18.4 Non-Conforming Signage for Commercial or Light Industrial Uses**

Require that all signage be brought into conformance with current County Sign ordinance standards as a condition of any discretionary development permit.

**2.18.5 Live Oak**

**Brommer Street**

Allow the existing auto service facility on APNs 026-311-27 and -36 to be operated, maintained and remodeled as a conforming Commercial Service/Light Industrial use, consistent with the C-4 zone district site and use standards of the Santa Cruz County Code, provided that mitigating site landscaping, fencing and signage improvements and roadside improvements as approved by the Planning Director are installed within one year from the date of General Plan adoption. Any expansion, intensification or reconstruction of the auto service use or facilities on these parcels shall be subject to approval by the Board of Supervisors. Any subsequent change in the use of this property shall conform to the Professional Administrative Office land use designation.

**El Dorado Avenue**

Allow the service commercial facilities on APNs 026-311-19, -38, -39 and -56 to be operated, maintained and remodeled as conforming Commercial Service/Light Industrial uses, consistent with the C-4 zone district site and use standards of the Santa Cruz County Code, provided that mitigating site landscaping, fencing and signage improvements and roadside improvements as approved by Planning Director are installed within one year from the date of General Plan adoption. Any expansion, intensification, reconstruction or change of use of the Service Commercial/Light Industrial uses or facilities on these parcels shall be subject to approval by the Board of Supervisors.

**Raemakers**

Recognize the existing veterinary office on APN 025-111-18 as a conforming Commercial Service/Light Industrial use, and allow the business to be operated, maintained and remodeled consistent with the C-4 zone district site and use standards of the Santa Cruz County Code. Any expansion, intensification or reconstruction of the veterinary use or facilities on this property shall be subject to approval by the Board of Supervisors. Any subsequent change in the use of this property shall conform to the Professional Administrative Office land use designation.

**Waste Management Facility**

Recognize the continued Commercial Service/Light Industry use (parcel 029-042-10) for the existing facilities of Waste Management until expiration of the current service agreement with the County in January 1995. After that date, only residential uses shall be allowed unless the service agreement is extended through amendment prior to that date by the Board of Supervisors.

**2.18.6 Salsipuedes**

**Sergi Ready-Mix**

Allow the concrete ready-mix use on APN 051-221-01 to continue operation pursuant to the current use permit and permit expansion, remodeling and reconstruction of ready-mix facilities consistent with the M-1 zone district site and use standards of the Santa Cruz County Code. Any change in use on this property shall conform to the Agricultural land use designation. All conditions of the current Use Permit shall be completed within one year of final General Plan adoption. Failure to comply with all conditions of the Use Permit will result in the initiation of permit revocation proceedings.



### 2.18.7 Soquel

#### **Bay Photo Lab**

Recognize the Bay Photo Lab on APN 037-211-37 as a conforming Commercial Service/Light Industrial use and allow the business to be operated, maintained and remodeled consistent with the C-4 zone district site and use standards of the Santa Cruz County Code. Any expansion, intensification or reconstruction of the Commercial Service/Light Industrial uses or facilities on this parcel shall be subject to approval by the Board of Supervisors. Any subsequent change in use of this property shall conform to the Professional Administrative Office land use designation.

#### **San Lorenzo Lumber**

Recognize the San Lorenzo Lumber Company on APNs 030-181-04, -66, -79 and 030-121-25, -29, -32 as a conforming Commercial Service/Light Industrial use and allow the business to continue operating, and permit expansion, remodeling and reconstruction consistent with the M-1 zone district site and use standards of the Santa Cruz County Code, provided that landscaping and fencing is approved by the Planning Director and installed prior to August 1, 1994, and maintained along the Soquel Drive frontage, visually to buffer the existing storage area. Any change in use on this property shall conform to the Community Commercial land use designation.

#### **Westerner**

Recognize the Westerner on APN 030-101-39 as a conforming Community Commercial retail use and allow the business to be operated, expanded onto parcel 030-101-40, remodeled and reconstructed consistent with the C-2 zone district site and use standards of the Santa Cruz County Code. Any subsequent change in use of these properties shall conform to the Professional Administrative Office land use designation.

### **Programs**

- a. Work with business and property owners of legal non-conforming commercial or light industrial uses within the County Redevelopment area to assist in the relocation or conversion of those uses to uses conforming to the standards on the zoning district in which they are located. (Responsibility: Redevelopment Agency, Planning Department)
- b. Actively abate non-conforming uses that are creating a nuisance or have a negative impact on the health, safety or welfare of area residents (Responsibility: Planning Department, County Counsel, District Attorney's Office)

## **Objective 2.19a Heavy Industry Designation (I)**

- (LCP) To provide for limited heavy industrial activities such as lumber mills and major manufacturing plants, to encourage the productive utilization of the County's natural resources and provide employment for County residents, while ensuring compatibility with the environment, available infrastructure, and adjacent land uses.

## **Objective 2.19b Quarry Designation (Q)**

- (LCP) To allow the orderly economic extraction of mineral resources with conditions to require minimal adverse impacts on environmental and scenic resources, and surrounding residential land uses.

(For specific policies affecting quarries and extraction of mineral resources see section 5.17 of the Conservation and Open Space Element.)

## **Policies**

### **2.19.1 Siting of Heavy Industries and Quarries**

- (LCP) Identify on the General Plan and LCP Land Use Maps, the sites of existing operating facilities for quarries and heavy industries. Any change in use or major expansion shall be subject to full environmental and economic analysis and review by the County for the adequacy and appropriateness of the site for the proposed use and shall be subject to a General Plan and LCP amendment.

### **2.19.2 Operation of Existing Quarries**

- (LCP) Allow continued operation of existing quarries and allow expansion within areas designated as Mineral Resources, including those located in the Coastal Zone, where impacts of environmental and scenic resources and surrounding residential uses can be mitigated. Require that all existing quarries meet the requirements of the County's Mining ordinance. Require that all mining operations maintain and implement a County approved reclamation plan as required under the California Surface Mining and Reclamation Act (SMARA), and ensure that the rehabilitation and future uses of depleted quarry sites are in accordance with conservation and open space values.

### **2.19.3 Operation of Existing Heavy Industries**

Allow continued operation of existing heavy industrial uses and their reconstruction, modernization and expansion to the extent compatible with adjacent uses and to the extent that environmental impacts can be mitigated.

### **2.19.4 Environmental Review for New Heavy Industry or Quarries**

Require full environmental impact analysis and amendment of the General Plan and LCP Land Use Plan to establish new heavy industrial facilities or for new quarries outside the areas designated as Mineral Resource Areas on the General Plan and LCP Resources and Constraints Maps.



**2.19.5 Siting of Coastal-Dependent Heavy Industry**

(LCP) Require that all proposals for rezoning to permit coastal-dependent heavy industry within the coastal zone meet the following conditions:

- Alternative locations would be infeasible or more environmentally damaging;
- National economic and security interests would be adversely affected by not approving the proposed project;
- Adverse environmental effects will be mitigated to the maximum extent feasible;
- The proposed coastal-dependent industrial use is consistent with General Plan and LCP Land Use policies.
- Voter approval is obtained for any on-shore facility serving off-shore oil and gas development.

**2.19.6 Bonny Doon and North Coast**

(LCP) No new, substantially expanded, or different heavy industrial uses shall be permitted in the Bonny Doon or North Coast Planning Areas. As the existing heavy industrial uses are discontinued, development shall be permitted for uses and intensities consistent with the land use designations on surrounding properties.

**2.19.7 Davenport**

(LCP) Prohibit the renovation or replacement of the Davenport pier for any industrial purpose. Replacement of the facility is inappropriate due to access constraints, highly erodable coastal bluffs located between the pier and transportation facilities, severe winter seas, and the potential destruction of cormorant habitat.

**2.19.8 San Lorenzo Valley**

Ensure that any industrial development does not adversely impact the water supply watershed in the San Lorenzo Valley area. Utilize the Commercial Development permit and environmental review processes to evaluate potential impacts, including drainage and runoff, and require needed mitigation measures as conditions of approval.

## Programs

a. Refine, maintain and apply performance standards and Industrial Zone Districts, as described in section 13.10.170 of the Santa Cruz County Code, to regulate the location, development, and operation of heavy industries and quarries. Control development and operation impacts through Commercial Development Permit procedures for all heavy industry and through the County Mining ordinance for quarry sites, respectively. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

(LCP) b. Require that the following information be submitted as a part of any General Plan and/or LCP amendment request to permit heavy coastal-dependent industry:

- A plot plan of the entire area under lease or ownership, showing relationship of proposed facilities to ultimate development of all facilities;
- A map showing relationship of proposed facilities to other buildings, structures, and/or natural or artificial features, including sensitive habitats, prime agricultural lands, commercial fisheries, tourist dependent resources, recreational areas, scenic resources and archaeologically sensitive sites within 1,000 feet of the facilities;
- A plan for the consolidation, to the maximum extent feasible, of facilities;
- A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and for decommissioning, where appropriate;
- A plan for eliminating adverse impacts on habitat areas, prime agricultural lands, tourist dependent resources, commercial fisheries, recreational areas, scenic resources, archaeologically sensitive sites, neighboring residents, and neighborhood character due to siting, construction or operation of facilities;
- Plans and profiles of any major grading required for construction and production;
- An analysis of the visibility of proposed facilities from off site public viewing areas and a landscape plan to minimize this visibility including methods and materials for screening such as fencing, plant species, depression below grade or other methods;.
- A summary description of the procedures for the transport and disposal of all solid and liquid wastes;
- Fire prevention procedures;
- Compliance with the air quality regulations of the Monterey Bay Unified Air Pollution Control District and other applicable air quality regulations;
- Compliance with all regulations affecting the Monterey Bay National Marine Sanctuary;
- Adequacy of local infrastructure, such as water, sewer, fire protection and road capacity, to service project needs. Water requirements and a detailed description of proposed conservation techniques of the project;
- Procedures for the abandonment and restoration of the site which shall indicate restored contours of the land, topsoil replacement and revegetation upon abandonment, unless abandonment-in-place is determined to be less environmentally damaging.

(Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## **Objective 2.20 Home Occupations**

To encourage appropriate small businesses conducted as Home Occupations [See Glossary], provided that they are compatible with surrounding residential land uses.

### **Policies**

#### **2.20.1 Home Occupations as Accessory Uses**

Permit small businesses as Home Occupations in residential areas and residential zone districts as accessory uses to the primary residential use of the property

#### **2.20.2 Siting and Administration of Home Occupations**

Maintain regulations for Home Occupations in Volume II of the County Code to control the allowable Home Occupation activities and prevent adverse impacts on surrounding properties. When Home Occupations expand to the extent that they significantly impact adjacent residential uses, require relocation to a Commercial or Industrial area as appropriate.

### **Program**

a. Administer performance standards to minimize adverse impacts on surrounding land uses and to govern the review and approval of permits for Home Occupations. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## **Objective 2.21 Public Facility/Institutional Designation (P)**

- (LCP) To ensure adequate present and future availability of land for both public and quasi-public facility uses including schools and University facilities, fire stations, churches, hospitals, cemeteries, sanitary landfills, and water supply and treatment facilities.

### **Policies**

#### **2.21.1 Public Facility/Institutional Land Use Designation**

- (LCP) Utilize a Public Facility land use designation on the General Plan and LCP Land Use Maps to designate public and quasi-public facilities uses and integrally related public facility support facilities. Recognize an intensity of use for existing public and private institutions at existing levels of development:
- (a) Permit new development or increases in intensity of use for public institutions and private non-residential public facilities uses where consistent with infrastructure constraints, and scenic, natural and agricultural resource protection.
  - (b) Permit new development or increases in intensity of use for private public facility residential uses, (1) in urban areas equivalent to medium density residential, and (2) in rural areas equivalent to the rural residential density range: 2-1/2 to 20 acres/dwelling unit (or equivalent), as determined by application of the Rural Density Matrix.

#### **2.21.2 Location of Public Facility/Institutional Land Uses**

Allow public facility uses in all urban residential land use designation and zoning districts as well as limited public facility uses in commercial designations and districts as regulated in Volume II of the County Code. (See section 2.12.2 for information regarding public facility uses in commercial designations.)

#### **2.21.3 Allowed Uses in Public Facility/Institutional Designations**

Utilize Public Facility land use designations exclusively for the public or quasi-public facility activity at the site, and prohibit private uses more appropriately found under other General Plan and LCP Land Use Plan designations.

#### **2.21.4 Location of Public Utility Transmission Facilities**

Public utility transmission and distribution facilities, including substations, shall be allowed in all land use districts, provided, however, that the routes or site plans of all proposed gas and electric transmission lines and substations shall be submitted to the Planning Department for review and recommendations prior to the acquisition of necessary land rights. No discretionary permit shall be required for a proposed land use which is subject to the jurisdiction of the California Public Utilities Commission or the California Energy Commission.

#### **2.21.5 Master Plans for Public Facility/Institutional Uses**

Require long-term Master Plans for public facilities prior to establishing new facilities or expanding existing facilities. Master Plans should be coordinated with adjacent uses and include neighboring development when the public facility use affects adjacent uses or encourages related support service development. Master Plans should also demonstrate that the proposed use and projected expansion area is compatible with County population growth goals.



**2.21.6 Cooperative Planning of Public Facility/Institutional Uses**

Encourage cooperative planning and Master Plan review between appropriate review agencies such as the Regional Water Quality Control Board, Health Services Planning Agency, Air Resources Control District, etc., to assure adequate assessment of public facility needs.

**2.21.7 Environmental Review of Public Facility/Institutional Development**

Encourage the development of master Environmental Impact Reports for multiphased public facility developments to guide and facilitate planning and permit processing for projects.

**Program**

- a. Maintain and apply Public Facility (PF) zoning regulations to govern the location, design, and use of public and quasi-public facilities, and to provide for the review and approval of project Master Plans (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## LAND USE POLICIES FOR SPECIFIC AREAS

Most of the objectives, policies and programs discussed in this element are applicable countywide. However, there are certain well defined areas with unique characteristics which have additional special land use policies. The Coastal Zone is one of these well defined areas and has specific land use regulations which apply to coastal lands.

To protect natural and scenic resources, the Coastal Act defines detailed policies for permanent coastal management. Many of these policies can also offer protection to other important natural and scenic resources

in Santa Cruz County that are not located in the coastal zone; so unless specifically stated, the policies are applicable countywide.

In addition to the Coastal Zone, other areas of the County have special land use policies which focus on the unique characteristics of these areas. The communities of Boulder Creek, Ben Lomond, Felton, Soquel and Aptos all have adopted plans which accompany the General Plan and LCP Land Use Plan. These plans have been prepared with the assistance of the citizens in these communities and have been adopted by the County in a variety of forms. For a list of the adopted and proposed village, town, community and specific plans see Figure 1-6 in chapter 1.

### Objective 2.22 Coastal Dependent Development

(LCP) To ensure priority for coastal-dependent and coastal-related development over other development on the coast.

#### Policies

##### 2.22.1 Priority of Uses within the Coastal Zone

(LCP) Maintain a hierarchy of land use priorities within the Coastal Zone:

First Priority: Agriculture and coastal-dependent industry

Second Priority: Recreation, including public parks; visitor serving commercial uses; and coastal recreation facilities.

Third Priority: Private residential, general industrial, and general commercial uses.

##### 2.22.2 Maintaining Priority Uses

(LCP) Prohibit the conversion of any existing priority use to another use, except for another use of equal or higher priority.

## Objective 2.23 Conservation of Coastal Land Resources

- (LCP) To ensure orderly, balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of Santa Cruz County.

### Policies

#### 2.23.1 Lower and Moderate Income Housing in the Coastal Zone

- (LCP) Restrict conversion or demolition of existing residential units occupied by persons or families of lower or moderate income, unless provision has been made for replacement of those units. Replacement units shall be available to persons of lower or moderate income, and if the units which are converted or demolished are in the Coastal Zone, replacement units shall be located elsewhere within the Coastal Zone, if feasible.

#### 2.23.2 Designation of Priority Sites

- (LCP) Reserve the sites listed in Figure 2-5 for coastal priority uses as indicated. Apply use designations, densities, development standards, access, and circulation standards as indicated.

#### 2.23.3 Master Plan Requirements for Priority Sites

- (LCP) Require a master plan for all priority sites, with an integrated design providing for full utilization of the site and a phasing program based on the availability of infrastructure and projected demand. Where priority use sites include more than one parcel, the master plan for any portion shall address the issues of site utilization, circulation, infrastructure improvements, and landscaping, design and use compatibility for the remainder of the designated priority use site. The Master Plan shall be reviewed as part of the development permit approval for the priority site.

### Program

- a. Develop contract guidelines for the purpose of management and maintenance of coastal access parking at sites with visitor serving priority uses. At a minimum, the contract provisions should include identification of parking spaces, maintenance responsibilities, hours of operation, liability, refuse collection, law enforcement, and signage. (Responsibility: County Counsel, Planning Department, Public Works, County Parks)



**Figure 2-5  
Coastal Priority Sites-North Coast**

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Davenport Bluffs 058-072-01,02,03	"Existing Park, Recreation & Open Space": Development of coastal access, overlook, parking and supporting facilities and improvements. Provide public dedication to assure permanent public access.	Depress and landscape the parking area to limit its visibility from Highway 1 and to maintain unobstructed coastal views. Allow landscaping only with ground cover and low growing vegetation which can not grow to a height that will obstruct coastal views. Eliminate all roadside parking along the property frontage, and provide interior pedestrian circulation to separate pedestrians from Highway 1.	Coordinate improvements with the parking on parcel 058-121-04. Provide improvements to increase safety for pedestrians crossing Highway 1 and the railroad right-of-way. Provide improved trails to the beach and bluffs, including appropriate safety barriers on the bluffs and near the railroad tracks.
<b>Coastal Priority Sites-Bonny Doon</b>			
Wilder Quarry 059-041-26,27,30,31 059-141-04,05,09	Preferred Use: "Proposed Park, Recreation & Open Space": Development of visitor serving recreational uses consistent with the quarry reclamation plan and any permitted mining operation. Alternate Use: "Quarry": Continuation of existing mining operation.	Allow park and recreational activities on portions of the property where consistent with the "PR" zone district, and where health and safety conflicts between any permitted mining and recreational uses can be mitigated. To protect the Highway 1 coastal viewshed, permit the relocation of approved coastal bluff campsites from parcel 059-041-30, to the reclaimed quarry site on the inland side of Highway 1, as part of an amended Public Works Plan for Wilder State Park.	Provide pedestrian and bicycle access connecting campsites to the coastal bluffs.

**Figure 2-5 (Continued)**  
**Coastal Priority Sites-Live Oak**

<b>Site Name and Assessor's Parcel Number</b>	<b>Designated Priority Use</b>	<b>Special Development Standards</b>	<b>Circulation and Public Access Requirements</b>
Eddy Lane Park 026-173-06 (portion) 026-181-36	"Existing Parks, Recreation & Open Space": Development of a neighborhood park.	Site improvement shall include riparian corridor protection and enhancement.	Develop public trail access connecting with future public trail along the riparian corridor from Capitola Road to Schwan Lake, and with future connections to El Dorado Avenue.
7th Avenue at Brommer Street (NW corner) 026-211-47	"Community Commercial": Development of visitor serving commercial uses complementing the small craft harbor and potential commercial development on opposite side of Brommer Street.	Coordinate site architecture, landscaping and improvements with development on the opposite side of Brommer Street.	Develop site access only from Brommer Street.
7th Avenue at Brommer Street (SW corner) 026-261-06,08,13,15	Preferred Use: "Proposed Parks, Recreation & Open Space": Development of a community park facility. Alternate Use: "Community Commercial": Development of visitor serving commercial uses with a minimum of 50% of the project devoted to Type A visitor accommodations available for rental to the general public.	Commercial use of the site shall coordinate development on the separate parcels to create an integrated development scheme with common architecture, landscaping and improvements to result in a community focal point at this intersection. Public use areas, such as a restaurant and plaza, must share in harbor view. Private development of the site shall provide a minimum of one acre for neighborhood park facilities.	Develop site access only from Brommer Street. Visitor serving commercial development shall participate in a beach shuttle program. Provide pedestrian and bicycle access connecting the site to the harbor.
Twin Lakes Park Expansion 027-051-09,24,25,29	Preferred Use: "Proposed Parks, Recreation & Open Space": Expanded development of the Twin Lakes neighborhood park and protection of the Schwan Lake riparian corridor. Alternate Use: "Urban Medium Residential."	Site Improvement shall include riparian corridor and wetlands protection and enhancement.	Develop public trail access connecting to the adjacent Schwan Lake State Park. Consider use of property for appropriate public parking needs.

**Figure 2-5 (Continued)  
Coastal Priority Sites-Live Oak**

<b>Site Name and Assessor's Parcel Number</b>	<b>Designated Priority Use</b>	<b>Special Development Standards</b>	<b>Circulation and Public Access Requirements</b>
17th Avenue Swim Center 027-241-06 027-251-12,13,18	"Existing Parks, Recreation, & Open Space": Development of swim center and community park facilities.	None	Develop parking to serve the swim center and community park uses as well as access to the adjacent Schwan Lake State Park. Provide pedestrian and service vehicle access to the adjacent Schwan Lake State Park property.
Shoreline School 027-241-07 027-251-16,17	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	Site Improvement shall include riparian corridor protection and enhancement, where feasible.	Consider utilizing parking facilities for beach access parking when the school is not in session. Develop public trails to connect the school/park site with the adjacent State and County park properties.
Felt Street Park 028-041-01,02,03	Preferred Use: "Existing Parks, Recreation & Open Space": and "Proposed Parks, Recreation & Open Space": Development of a neighborhood park. Alternate Use: "Urban Medium Residential" on parcel 028-041-01	None	Provide pedestrian connection to adjacent Del Mar School Site.
Del Mar School 028-041-13,14,36,39 028-052-60 028-053-60	"Public Facility": Neighborhood park uses in conjunction with the public school facility.	None	Provide pedestrian connection to adjacent County park property.
Portola Drive at Rodeo Gulch 028-091-24,25	Preferred Use: "Proposed Park Recreation & Open Space": Neighborhood park developed in conjunction with adjacent excess County road right-of-way and open space dedication on APN 028-361-29. Alternate Use: "Visitor Accommodations": Private development of either Type A or B visitor accommodations.	Site Improvement shall include protection, restoration and public dedication of the Rodeo Gulch riparian corridor areas; preparation of a plan line for the adjacent portion of Portola Drive; and dedication and improvement of the Portola Drive frontage consistent with the adopted plan line and street tree program.	Any visitor accommodations development shall participate in a beach shuttle program. Develop and dedicate public trails providing connection to a future trail system along Rodeo Gulch and connecting the adjacent neighborhoods to the recreational and open space resources.



**Figure 2-5 (Continued)**  
**Coastal Priority Sites-Live Oak**

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
Coastview Drive 028-173-05,07,08 028-174-02	"Existing Parks, Recreation & Open Space" & "Proposed Park, Recreation & Open Space": Development of public beach access parking.	Develop adequate paving, landscaping, and drainage improvements to protect the adjacent Corcoran Lagoon and riparian area.	Develop the maximum amount of public beach access parking compatible with the adjacent residential development and riparian area, and the continued use of the right-of-way for access to the fronting properties.
Corcoran Lagoon Overlook 028-191-01	Preferred Use: "Proposed Parks, Recreation & Open Space": Coastal wetland protection and development of coastal access and recreation facilities, potentially including a coastal wetlands Interpretive center. Alternate Use: "Neighborhood Commercial": Development of visitor serving commercial uses or public uses.	Site Improvement shall include protection and restoration of the Corcoran Lagoon wetland and adjacent riparian area.	Commercial development of the site shall improve and dedicate public access facilities including a pathway, seating, and wildlife observation areas along the lagoon frontage.
Portola Drive at 26th Avenue 028-192-01	"Visitor Accommodations": Conference center or Type A visitor accommodations facility.	Future site improvement shall include protection, restoration, and public dedication of the Corcoran Lagoon wetland and riparian corridor; preparation of a plan line for 26th Avenue, and the adjacent portion of Portola Drive; and dedication and improvement of the street frontages consistent with the street tree program and adopted plan lines.	Develop site access from 26th Avenue. Participation in a beach shuttle program. Develop and dedicate a public trail along the Corcoran Lagoon riparian corridor.
Lode Street 028-202-18 (portion)	"Public Facility": Development of a neighborhood park on excess land at the site of the sanitation district sewer pump station.	Develop adequate buffering of the sewer pump station facilities including chemical storage and use from the park and adjacent residential development.	Construct cul-de-sacs at the ends of Lode & Quartz streets. Develop public trail access connecting the park to a future public trail along the Moran Lagoon riparian corridor.
Johan's Beach 028-212-13	"Existing Parks, Recreation & Open Space": Acquisition and improvement of beach and upland area for coastal access, recreation and supporting facilities.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation	Any private development of the property shall dedicate the beach area for public use.

**Figure 2-5 (Continued)  
Coastal Priority Sites-Live Oak**

<b>Site Name and Assessor's Parcel Number</b>	<b>Designated Priority Use</b>	<b>Special Development Standards</b>	<b>Circulation and Public Access Requirements</b>
Corcoran Beach 028-225-12 028-231-01	"Existing Park, Recreation & Open Space": Acquisition and improvement of beach parcels for coastal access, recreation and protection of coastal biotic habitat.	Locate permanent public recreational support facilities, as feasible, above the area subject to coastal inundation.	Provide coastal access parking as feasible.
41st Avenue at East Cliff Drive 032-181-04	"Existing Parks, Recreation & Open Space": Continued use as a beach access parking facility.	Improve site with paving, landscaping, drainage, and visitor support facilities.	Provide public acquisition of the site to insure permanent public use for coastal access and support facilities. Improve pedestrian connections to the shoreline.
Pleasure Point Overlook 032-242-10	"Existing Park, Recreation & Open Space": Development of coastal overlook and access with supporting improvements.	Locate any private development of the property on the west end of the parcel to preserve public coastal access and views of the coastline.	Improve and dedicate coastal overlook and access for public use.
East Cliff Drive Overlook 032-251-02,06,07,10	"Existing Park, Recreation & Open Space": Development of a coastal overlook with supporting improvements.	None	None

**Figure 2-5 (Continued)**  
**Coastal Priority Sites-Aptos**

Site Name and Assessor's Parcel Number	Designated Priority Use	Special Development Standards	Circulation and Public Access Requirements
<p align="center">McGregor Drive North of Pine Tree Lane 038-041-04</p>	<p>Preferred Use: "Parks, Recreation &amp; Open Space": Expansion of New Brighton State Beach.  Alternate Use: "Parks, Recreation and Open Space": Community park with additional beach parking.</p>	<p>Preferred use to include public recreation facilities, public parking for beach access and campground expansion. Future development should be adequately screened from Highway 1. Parking lots must be screened from Highway 1.</p>	<p>Develop public trails to provide beach access.</p>
<p align="center">McGregor Drive Porter Sesnon Property 038-051-03 038-091-01</p>	<p>Preferred Use: "Parks, Recreation &amp; Open Space": Expansion of New Brighton State Beach with open space, public recreation facilities. The Master Plan for the site should consider providing up to 15 acres of neighborhood/community park use on APN 038-037-03 under County management, to be arranged under mutual agreement between State and County Parks.</p>	<p>Recreational and resource protection shall be the primary uses allowed on the site. Development shall not exceed public service capacity for water, sewers, or roads and shall minimize water usage. Natural resource protection shall be consistent with all General Plan policies and special attention shall be given to protection of arroyos as riparian corridors and woodlands, protection of paleontological resources, and protection of critical habitats. Park development should be integrated into a State Park Master Plan.</p>	<p>Development should be low traffic generating and participate in improvements to the State Park Drive/Highway 1 interchange. Traffic loads on Park, McGregor, and State Park Drive shall not increase more than 1,300 vehicles/day and shall maintain level C or better. Participate in improvements in pedestrian circulation, including Mar Vista pedestrian overpass.</p>
<p align="center">Pot Belly Beach Uplands West side of New Brighton Road 038-231-39</p>	<p>Preferred Use: "Parks, Recreation and Open Space": Expansion of New Brighton State Beach  Alternate Use: "Urban Low Density Residential" on portion of the site with remainder in open space uses.</p>	<p>Preferred use to include open space uses and campground expansion. Alternate use shall allow one single family dwelling, or if any of the existing 17 Pot Belly Beach Association dwelling units on the beach are damaged or destroyed by a natural disaster, allow relocation of those units to the upland property on a one-to-one replacement basis. Require Residential Development and subdivision permits to master plan the entire uplands site with a maximum of 17 dwelling units and preservation of monarch butterfly habitat.</p>	<p align="center">None</p>



**Figure 2-5 (Continued)  
Coastal Priority Sites-Aptos**

<b>Site Name and Assessor's Parcel Number</b>	<b>Designated Priority Use</b>	<b>Special Development Standards</b>	<b>Circulation and Public Access Requirements</b>
McGregor Drive at Searidge Avenue 038-081-27,32	"Urban High Density Residential": Affordable housing (4-5 acres) with remainder of site to be Community Commercial.	Locate affordable housing adjacent to Seabreeze Subdivision.	Participate in intersection improvements at State Park Drive and in Mar Vista pedestrian overpass. Access to be limited to Searidge Avenue. Provide connection to future walkway along State Park Drive.
State Park Drive and Highway 1 (SE corner) 042-011-06 (Poor Clares site)	"Visitor Accommodations": Type A visitor accommodations.	Development should be screened from Highway 1.	Participate in beach shuttle. Major Participant in State Park Drive/Highway 1/Seacliff Drive Intersection Improvements. Provide safe pedestrian and bicycle connection from site to Seacliff State Beach.
Rio Del Mar Boulevard 044-011-44 (Dennis site)	"Urban Low Density Residential"	The oak woodland on the slopes bordering Deer Park Center and the Marani Apple Orchard shall be maintained. Site development plans shall include common open space/recreational facilities appropriate for the type and density of development proposed.	Contribute to improvement of the Rio Del Mar/Clubhouse Drive Intersection. Provide pedestrian access to Deer Park Shopping Center.
San Andreas Road and Seascapes Boulevard. (Affordable Housing Site of Seascapes Uplands) 053-131-18,-19	"Urban Medium Density Residential": Development of approximately 3 acres of medium density affordable housing.	Development of affordable housing shall comply with Master Plan for entire site and shall include measures for protection of salamander habitat.	Development of affordable housing shall comply with Master Plan for entire site.
<b>Coastal Priority Sites-La Selva Beach</b>			
Southern Pacific Railway near San Andreas Road 045-201-11	"Proposed Park, Recreation, and Open Space": Development of coastal overlook and parking.	None	Provide pedestrian access to coastal bluffs and beach, if feasible.

## **Objective 2.24 Village, Town, Community and Specific Plans**

To continue to use village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers and other concentrated urban and rural areas; to provide a higher level of planning detail and public involvement; and to promote economic viability, coherent community design and enhancement of the unique characteristics of the village areas and community centers as focal points for living, working, shopping and visiting.

### **Policy**

#### **2.24.1 Development Review in Areas with Adopted Village, Town, Community and Specific Plans**

Review all new development and require compliance with any adopted village, town, community or specific plan. Encourage all land owners and businesses in these areas to follow the guidelines adopted as suggestions in the plans.

### **Programs**

- a. Prepare and adopt village, town, community or specific plans, with input from citizens' task forces, for the village areas of Corralitos, Davenport, Live Oak, La Selva Beach and Pajaro Valley. Include in the plans a community design framework, priorities for capital improvements, traffic and parking plans, sign plans, and specific provisions for commercial and residential land uses and siting. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. Review and update the Aptos Village Community Design Framework to develop a more specific plan governing land use, circulation, design, and improvements in the village area. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## LAND USE AND PUBLIC FACILITY MAPS

The General Plan and LCP Land Use Maps included in this section are diagrammatic in nature and are intended to express relationships rather than parcel specific detail. These diagrams represent approximate locations of land use types, and only a portion of the available maps are reproduced in this document. Parcel specific land use designation information, as well as implementing zoning information, Resources and Constraints Maps, and other informational maps are on file with the County Planning Department. Persons contemplating decisions about particular development proposals on a particular property, should consult the large scale maps available in the Planning Department. The maps in this document are not designed to be used as references for planning decisions.

Black and white and color parcel specific maps at larger scales are available in electronic format on the County's Geographic Information System (GIS), Environmental Management Information System (EMIS), and various maps are available for review in the Planning Department. For more information regarding General Plan maps, see chapter 1: Introduction.

The maps in this section illustrate general land use designations for all fifteen planning areas of the County.

The maps are labeled Figure 2-6 through 2-20 as follows:

### Urban Land Use Designation Maps by Planning Area

2-6	Aptos
2-7	Carbonera
2-8	Live Oak
2-9	Pajaro
2-10	Soquel

### Rural Land Use Designation Maps by Planning Area

2-11	Aptos Hills
2-12	Bonny Doon
2-13	Eureka Canyon
2-14	La Selva Beach
2-15	North Coast
2-16	Salsipuedes
2-17	San Andreas
2-18	San Lorenzo Valley
2-19	Skyline
2-20	Summit



# GENERAL PLAN LAND USE DESIGNATIONS

	AGRICULTURE
	OFFICE
	NEIGHBORHOOD COMMERCIAL
	COMMUNITY COMMERCIAL
	VISITOR ACCOMMODATIONS
	SERVICE COMMERCIAL/LIGHT INDUSTRIAL
	URBAN OPEN SPACE
	RESOURCE CONSERVATION
	LAKE, RESERVOIR, LAGOON
	EXISTING PARKS AND RECREATION
	PUBLIC FACILITY
	MOUNTAIN RESIDENTIAL
	RURAL RESIDENTIAL
	SUBURBAN RESIDENTIAL
	URBAN RESIDENTIAL, VERY LOW DENSITY
	URBAN RESIDENTIAL, LOW DENSITY
	URBAN RESIDENTIAL, MEDIUM DENSITY
	URBAN RESIDENTIAL, HIGH DENSITY



PLEASE NOTE: This map is intended for **general reference** only. Larger scale, parcel specific maps are available for review at the Santa Cruz County Planning Department.

County of Santa Cruz  
**1993 GENERAL PLAN**

**APTOS**  
**PLANNING AREA**



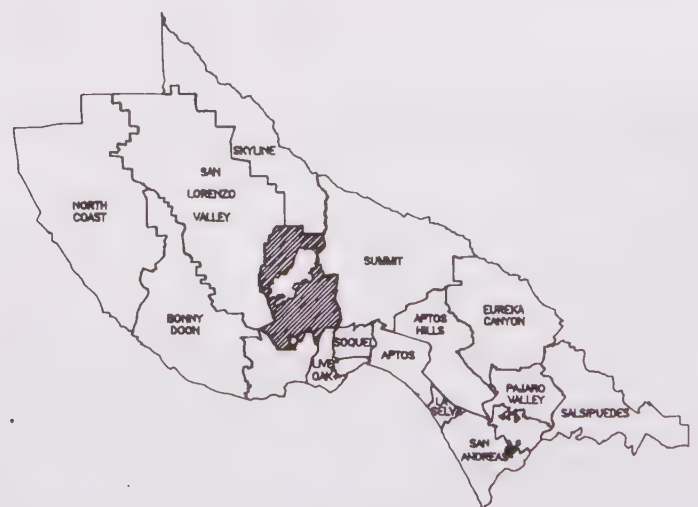




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### GENERAL PLAN LAND USE DESIGNATIONS

	AGRICULTURE
	OFFICE
	NEIGHBORHOOD COMMERCIAL
	COMMUNITY COMMERCIAL
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	URBAN OPEN SPACE
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	URBAN RESIDENTIAL, MEDIUM DENSITY
	URBAN RESIDENTIAL, HIGH DENSITY

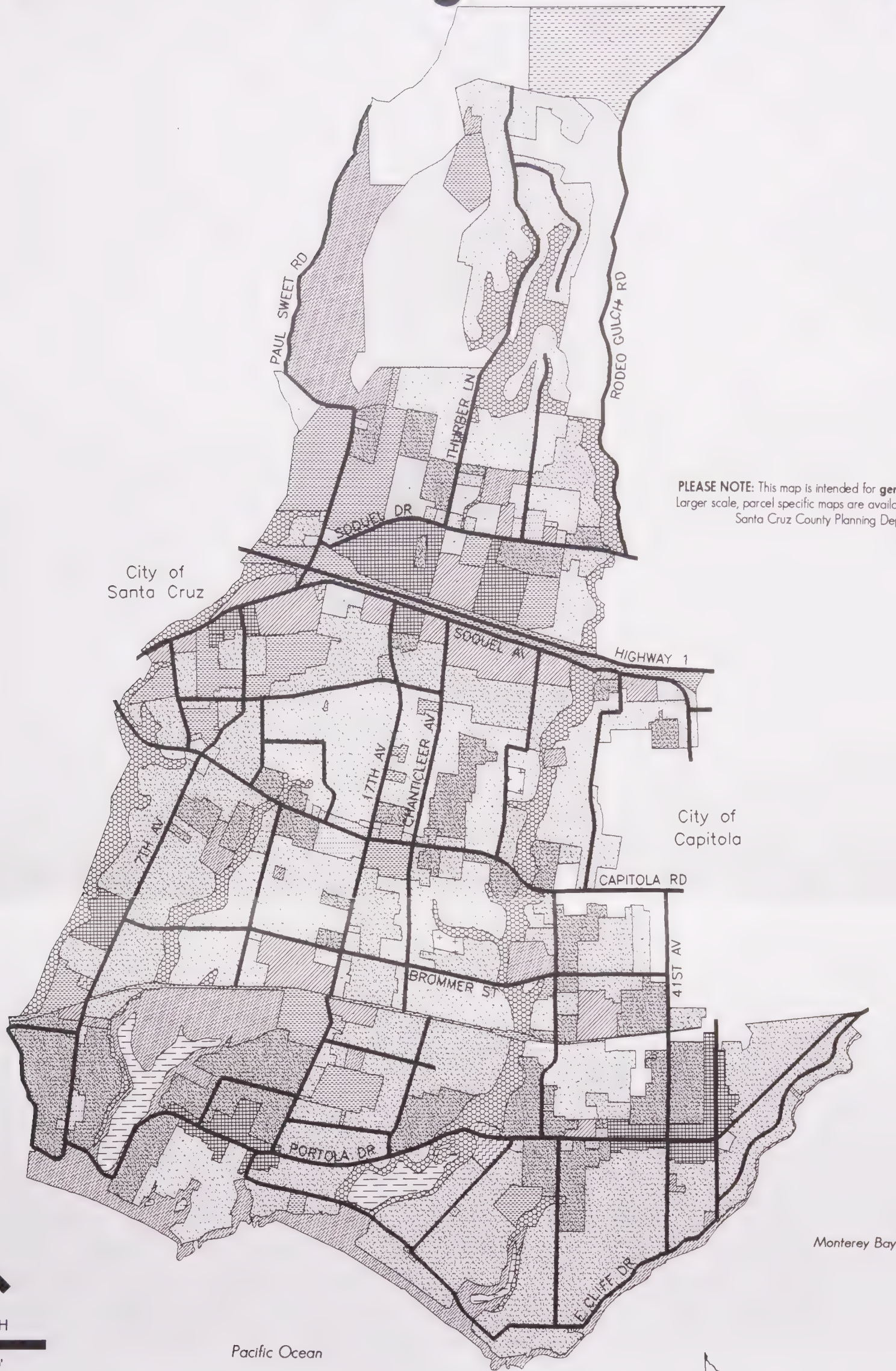


## County of Santa Cruz 1993 GENERAL PLAN

# CARBONERA PLANNING AREA







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### GENERAL PLAN LAND USE DESIGNATIONS

	AGRICULTURE
	OFFICE
	NEIGHBORHOOD COMMERCIAL
	COMMUNITY COMMERCIAL
	VISITOR ACCOMMODATIONS
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	URBAN OPEN SPACE
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County of Santa Cruz  
**1993 GENERAL PLAN**

**LIVE OAK**  
**PLANNING AREA**



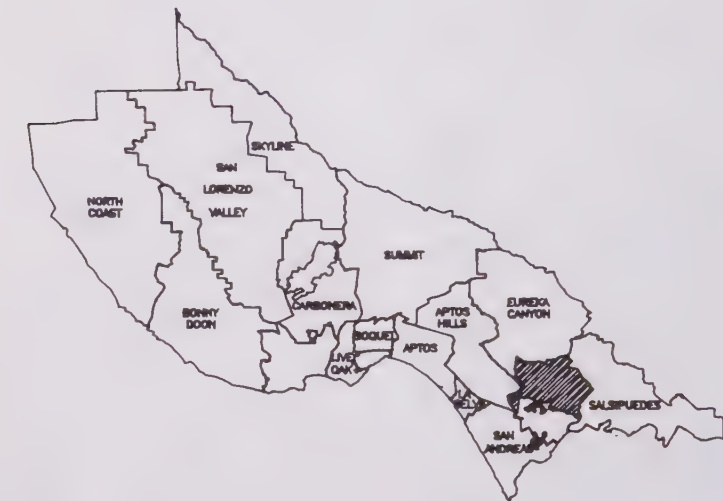


# GENERAL PLAN LAND USE DESIGNATIONS

	AGRICULTURE
	OFFICE
	NEIGHBORHOOD COMMERCIAL
	COMMUNITY COMMERCIAL
	VISITOR ACCOMMODATIONS
	SERVICE COMMERCIAL/LIGHT INDUSTRIAL
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County of Santa Cruz  
1993 GENERAL PLAN

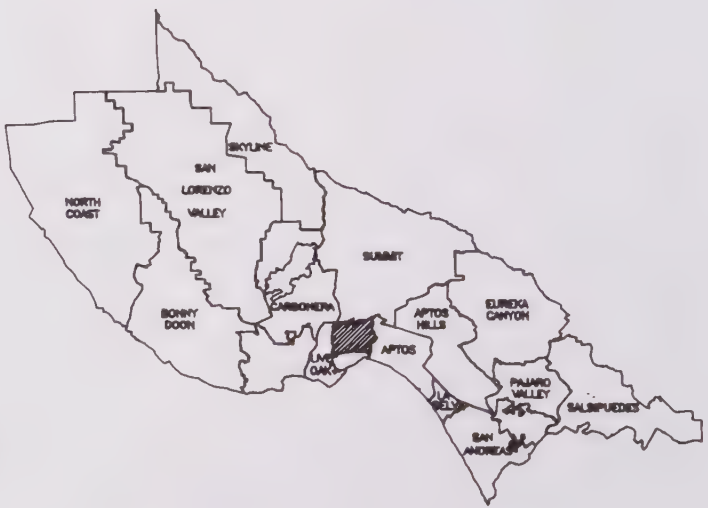
**PAJARO  
VALLEY  
PLANNING AREA**





GENERAL PLAN LAND USE DESIGNATIONS

- AGRICULTURE
- OFFICE
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- VISITOR ACCOMMODATIONS
- SERVICE COMMERCIAL/LIGHT INDUSTRIAL
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County of Santa Cruz  
1993 GENERAL PLAN  
**SOQUEL**  
PLANNING AREA



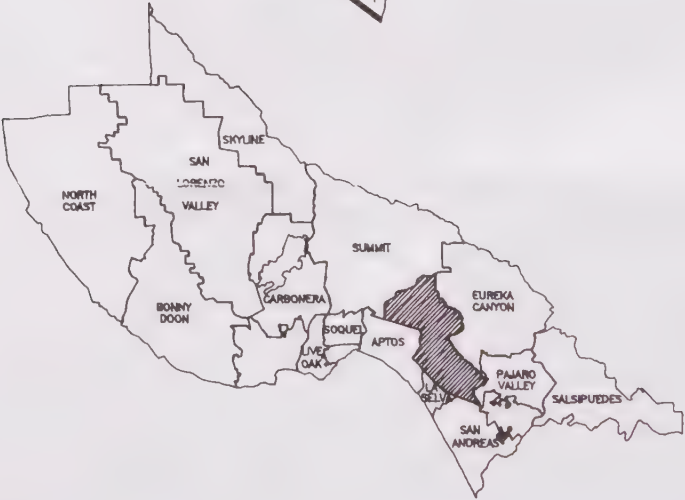




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**GENERAL PLAN LAND USE DESIGNATIONS**

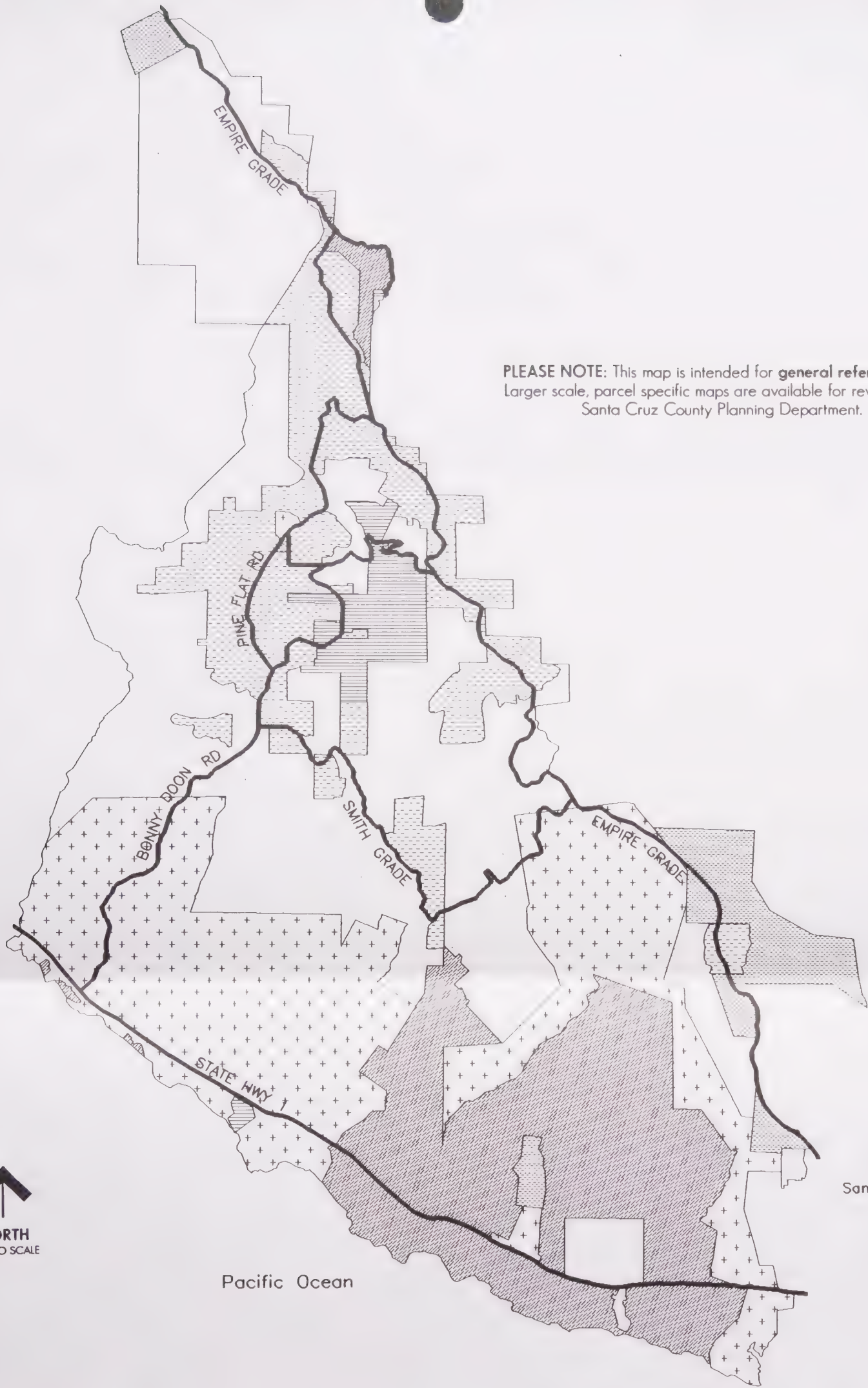
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	URBAN RESIDENTIAL, HIGH DENSITY



County of Santa Cruz  
**1993 GENERAL PLAN**  
**APTOS HILLS**  
**PLANNING AREA**







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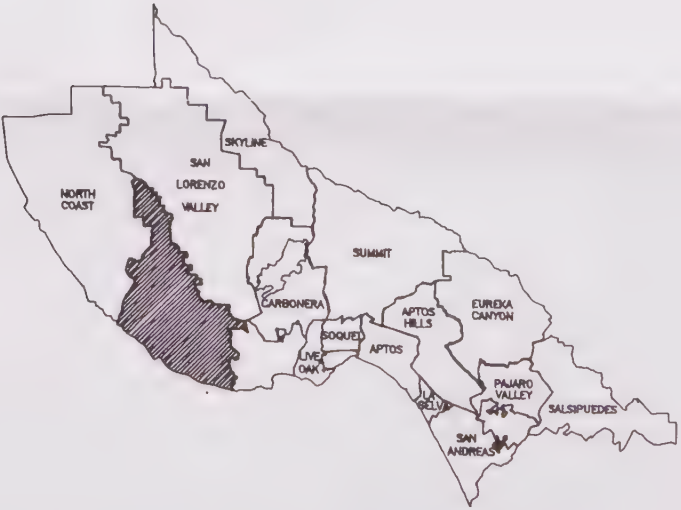


Pacific Ocean

City of Santa Cruz

### GENERAL PLAN LAND USE DESIGNATIONS

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County of Santa Cruz  
**1993 GENERAL PLAN**

**BONNY DOON  
PLANNING AREA**

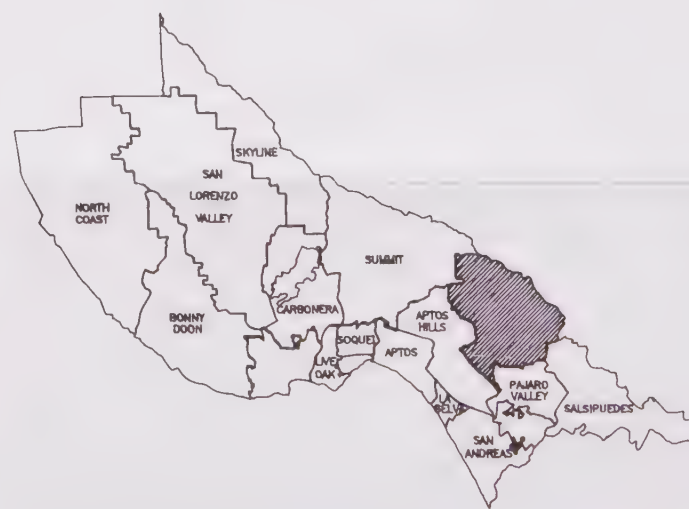






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## County of Santa Cruz 1993 GENERAL PLAN

# EUREKA CANYON

## PLANNING AREA



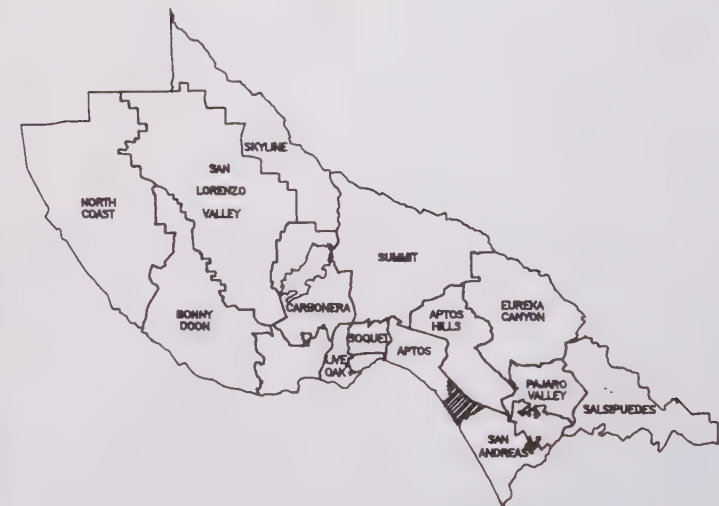


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County of Santa Cruz  
**1993 GENERAL PLAN**

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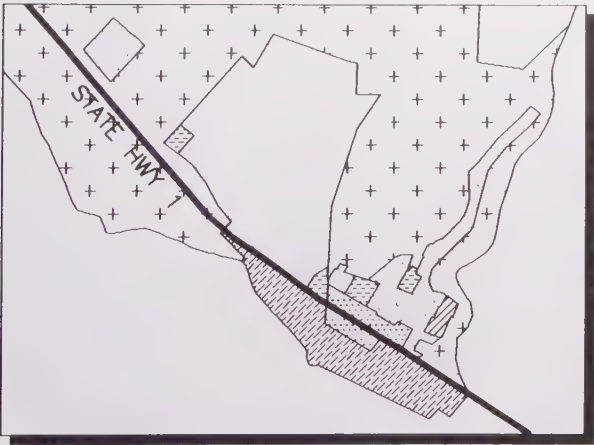




SAN MATEO COUNTY

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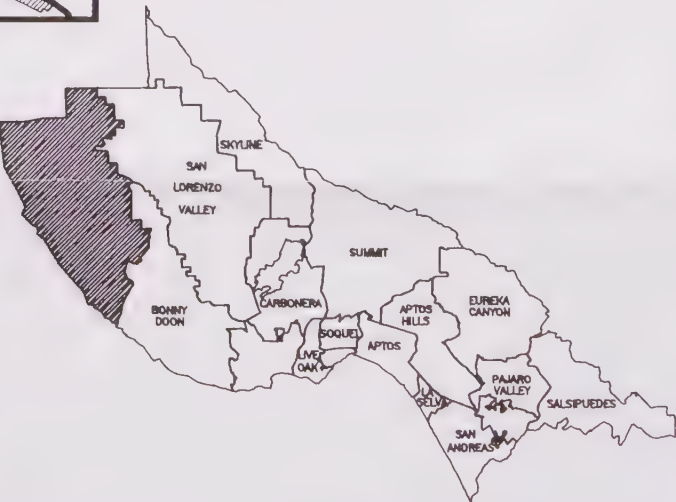


DAVENPORT



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County of Santa Cruz  
**1993 GENERAL PLAN**  
**NORTH COAST**  
**PLANNING AREA**




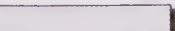

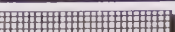
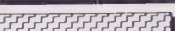
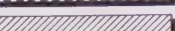



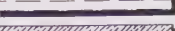
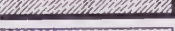




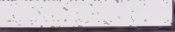




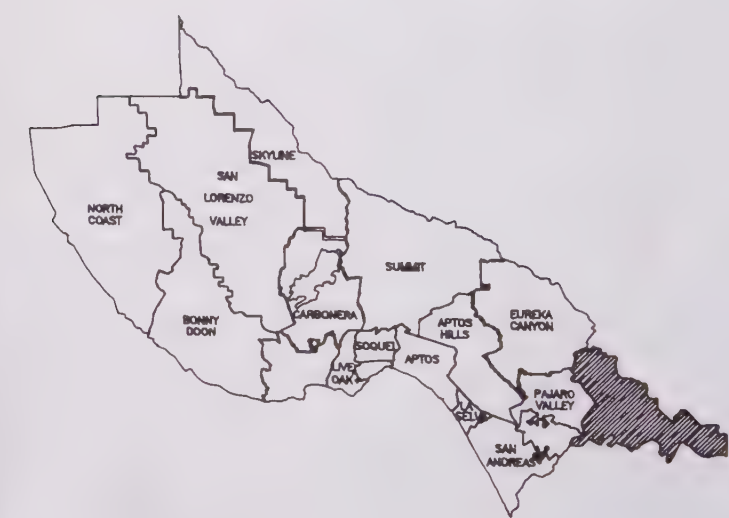


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# GENERAL PLAN LAND USE DESIGNATIONS

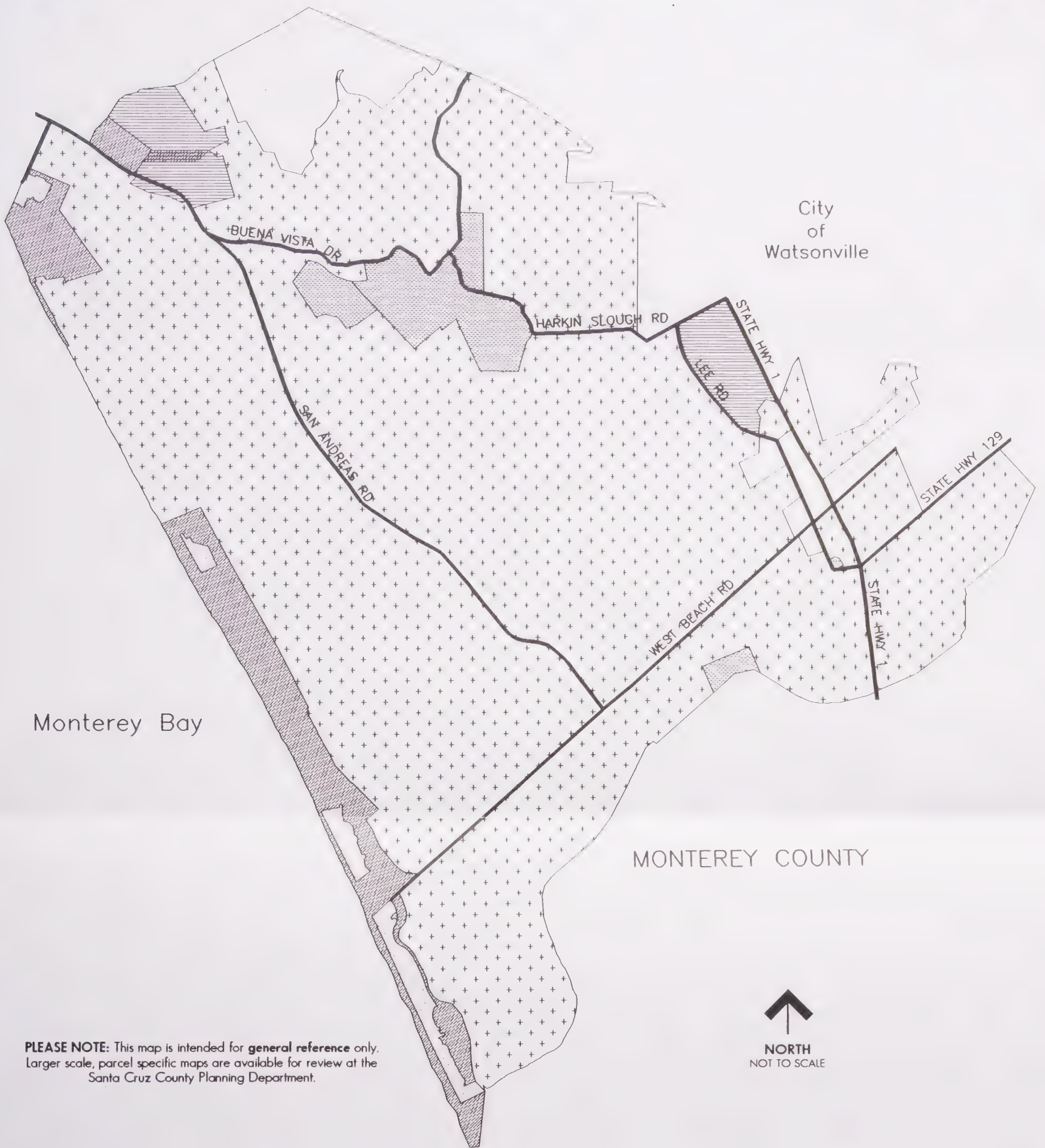
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## County of Santa Cruz 1993 GENERAL PLAN **SALSIPUEDES PLANNING AREA**

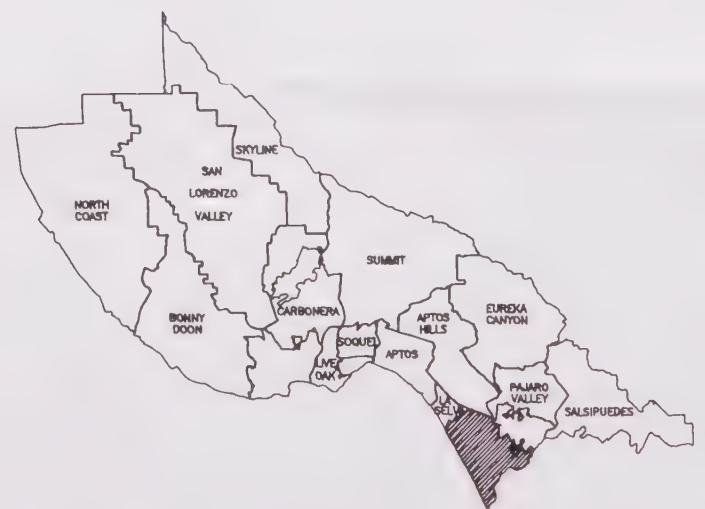






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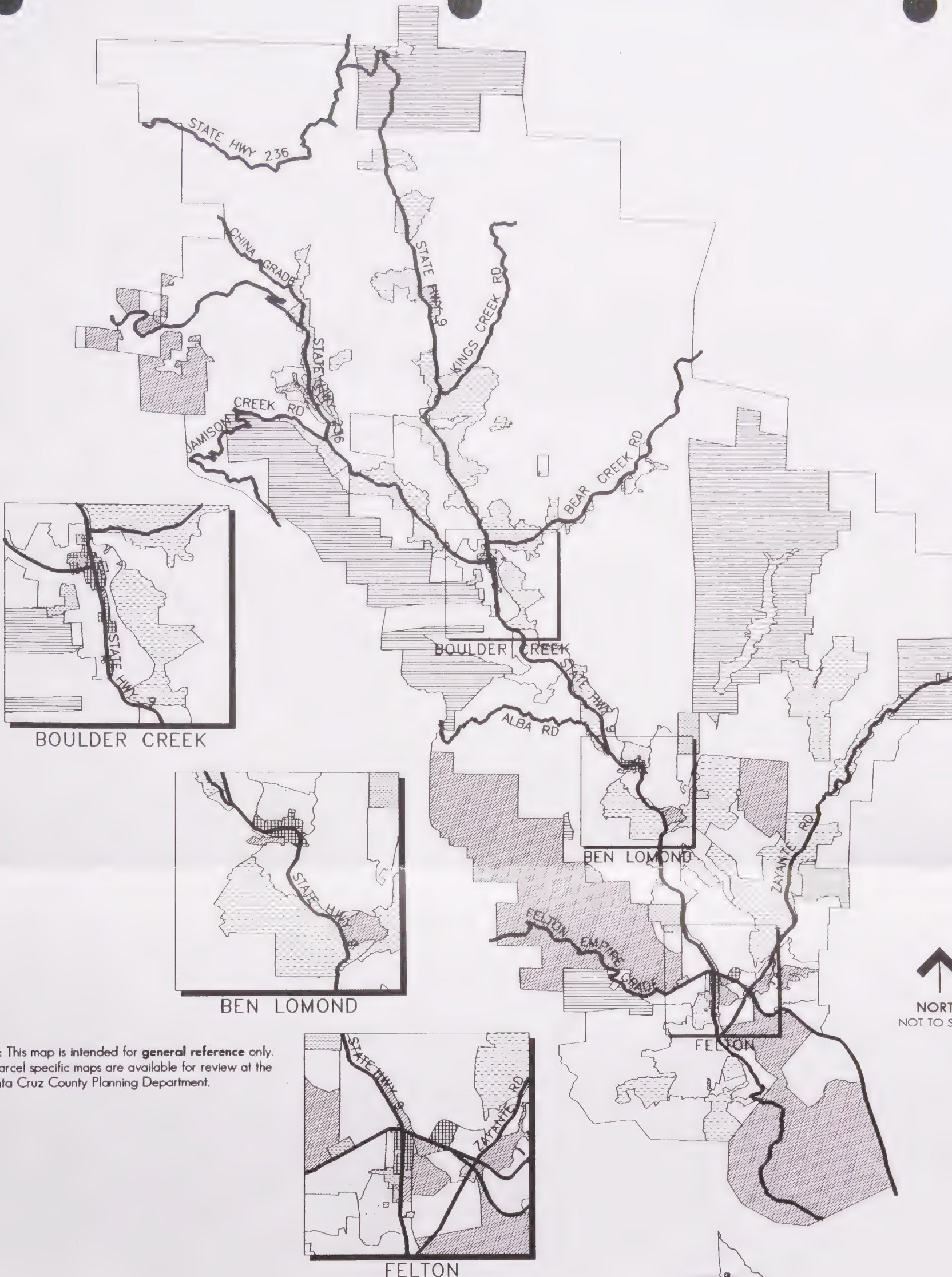


## County of Santa Cruz 1993 GENERAL PLAN

# SAN ANDREAS PLANNING AREA



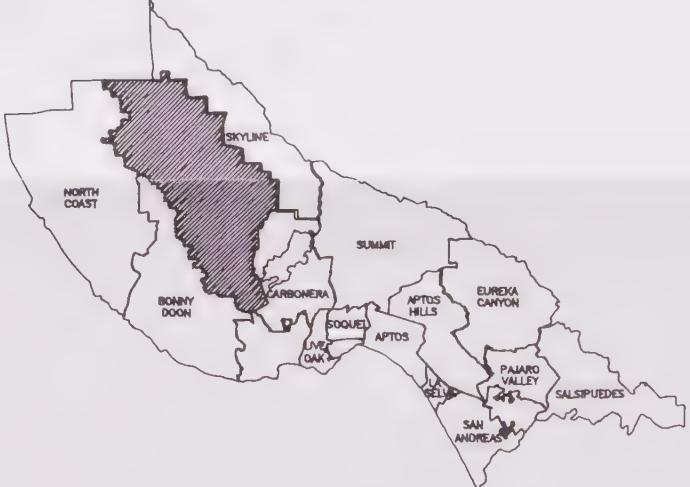




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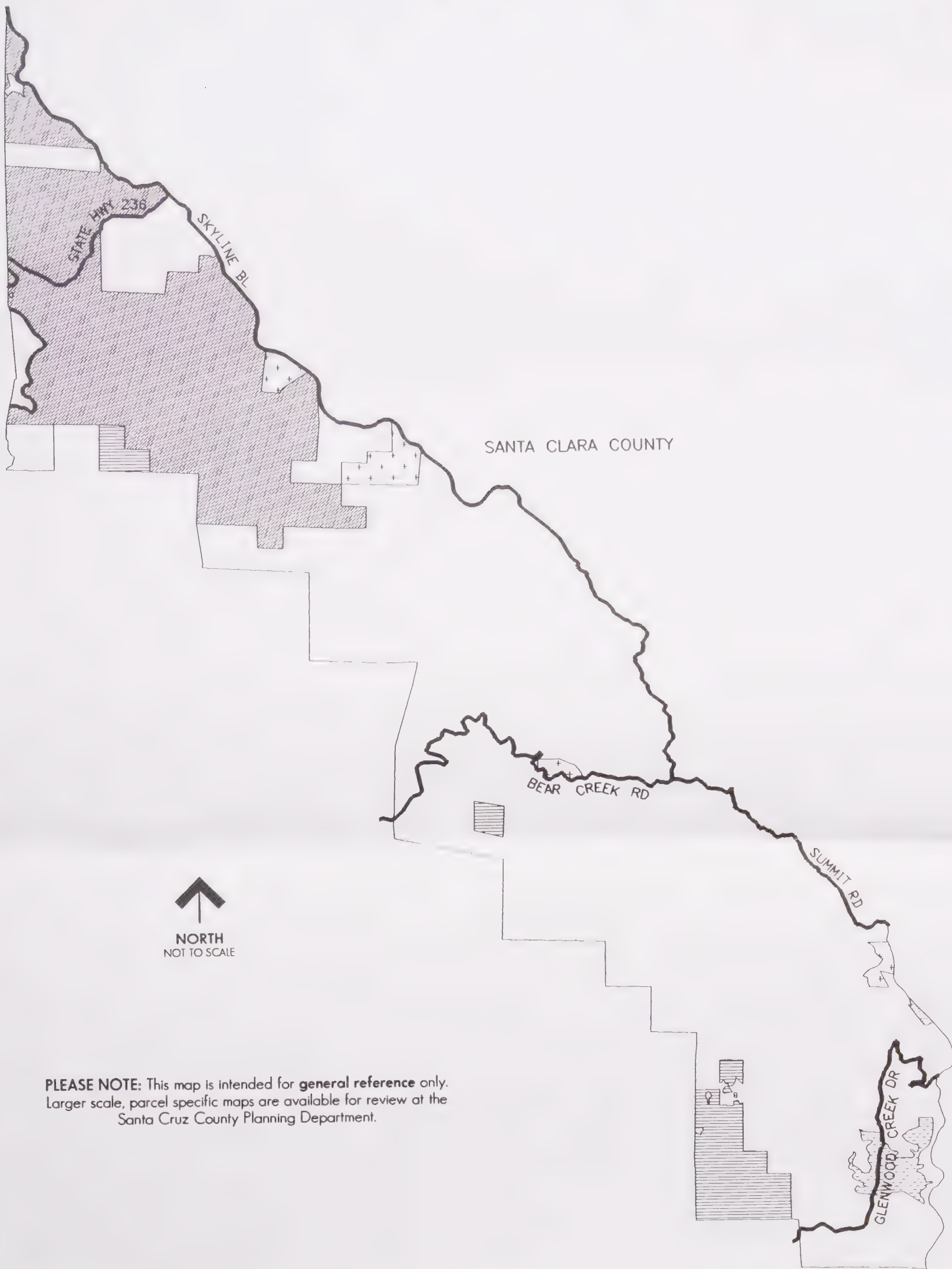


County of Santa Cruz  
**1993 GENERAL PLAN**  
**SAN LORENZO VALLEY**  
**PLANNING AREA**





SAN MATEO COUNTY



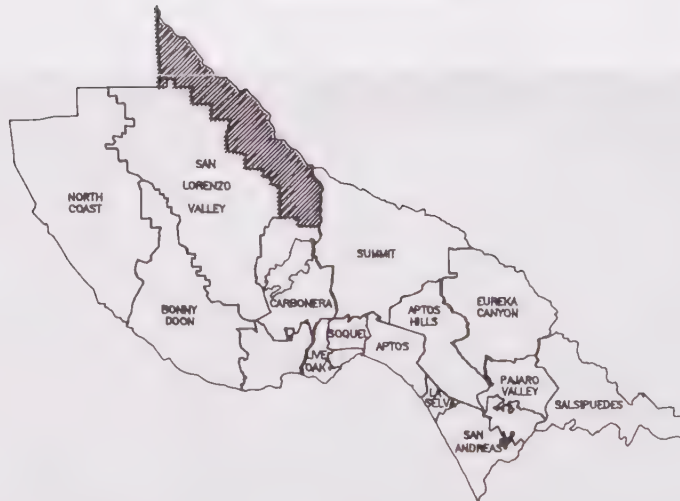
SANTA CLARA COUNTY



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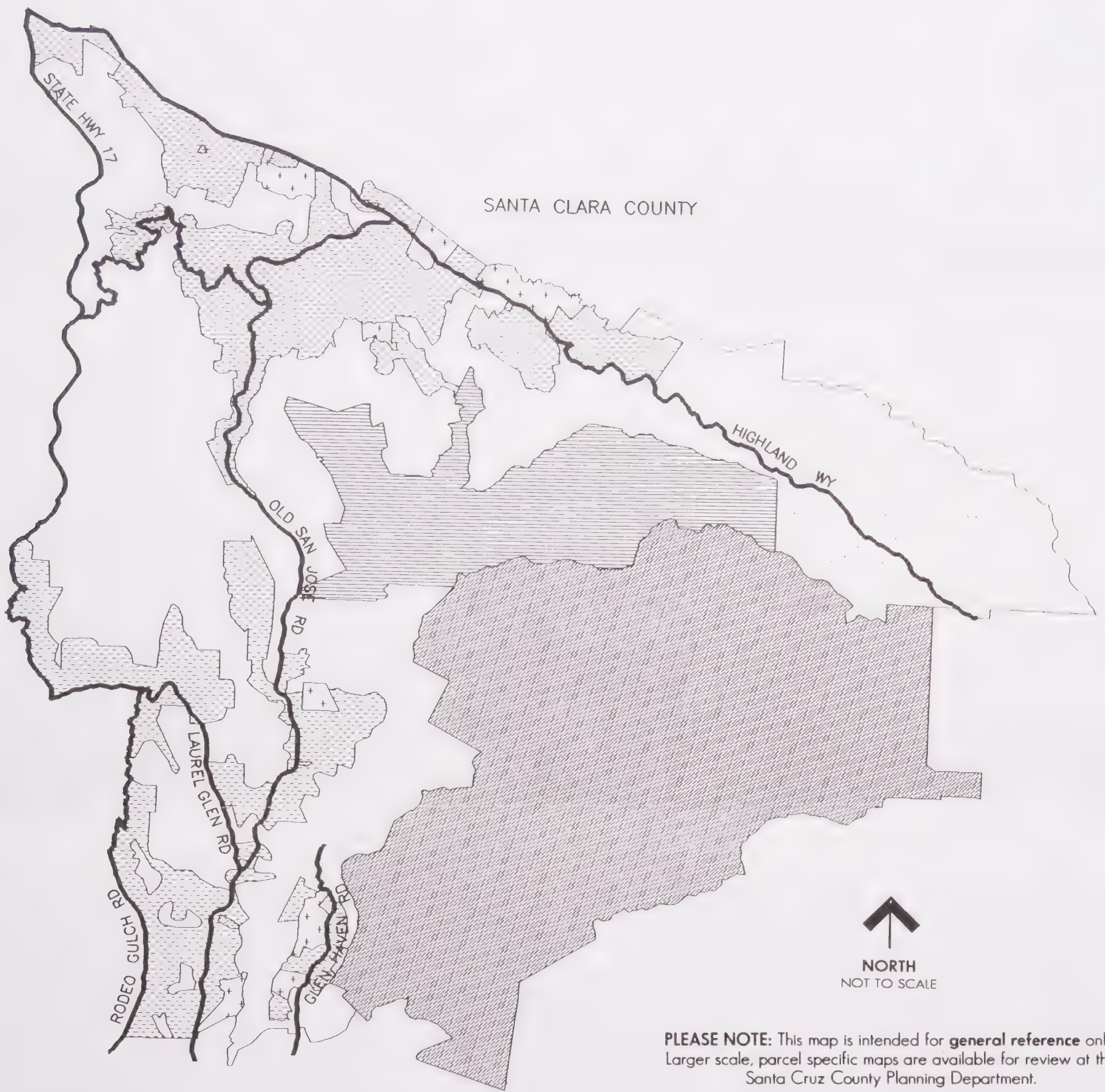
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## County of Santa Cruz 1993 GENERAL PLAN **SKYLINE** PLANNING AREA



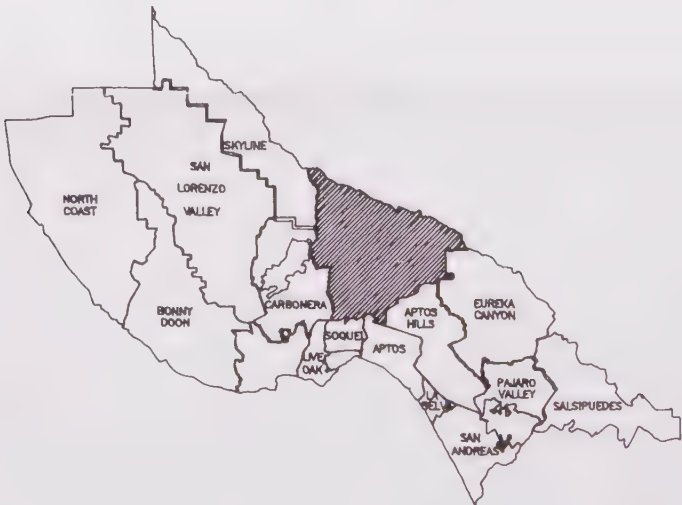




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County of Santa Cruz  
**1993 GENERAL PLAN**

**SUMMIT**  
**PLANNING AREA**





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## **Chapter 3**

# **CIRCULATION**

- TRANSPORTATION SYSTEM MANAGEMENT
- PARKING
- PUBLIC/SPECIAL NEEDS TRANSIT AND PASSENGER RAIL
- BICYCLE/PEDESTRIAN
- STREETS AND HIGHWAYS
- COMMODITIES MOVEMENT
- AIR TRAVEL
- IMPLEMENTATION



# CIRCULATION

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## CONTENTS

Language identified with (LCP) is not restricted to the Coastal Zone; language which includes the (LCP) initials is part of the Local Coastal Program and applies countywide unless specifically stated that the policy, etc. is limited to the coastal zone.

	Page
<b>Authority and Purpose</b> _____	3-1
<b>Goals</b> _____	3-4
<b>Transportation System Management</b> _____	3-5
3.1 Vehicle Miles	
3.2 Vehicle Occupancy	
<b>Parking</b> _____	3-7
3.3 Balanced Parking Supply	
<b>Public and Special Needs Transit and Passenger Rail</b> _____	3-9
3.4 Transit Network Capacity	
3.5 Mobility-Impaired Persons	
3.6 Transit Promotion	
3.7 Rail Facilities	
<b>Bicycle/Pedestrian</b> _____	3-14
3.8a System Development	
3.8b Coordination	
3.8c Bicycle Use	
3.9 Bicycle Safety	
3.10 Pedestrian Travel	
<b>Streets and Highways</b> _____	3-25
3.11 Roadway Network Function	
3.12 Roadway Capacity/Level of Service	
3.13 Neighborhood Traffic Control	
3.14 Recreational Access	
3.15 Air/Noise/Energy Impacts of Auto	
3.16 Area Circulation Plans	
<b>Commodities Movement</b> _____	3-51
3.17 Commodities Movement	
<b>Air Travel</b> _____	3-53
3.18 Airport Area Safety	
3.19 Private Air Strip	
<b>Implementation</b> _____	3-56
3.20 Staging of Improvements	
3.21 Funding	
3.22 Plan Revision	





## AUTHORITY AND PURPOSE

The Circulation element is intended to be the key policy statement of the County regarding transportation facilities and programs serving the unincorporated areas. It is an integral part of the General Plan and Local Coastal Program Land Use Plans that provides a basis for transportation related decisions and complements the other General Plan and LCP Land Use Plan elements. Specifically, the Circulation Element clarifies transportation issues raised in other General Plan elements and offers guidance towards solutions. The Circulation Element represents a long-range guide for the maintenance and improvement of the circulation system in Santa Cruz County.

State planning law requires a General Plan to contain a Circulation Element, which in its previous edition was referred to as the Transportation Element. This is to include "the general location and extent of existing and proposed major thoroughfares, transportation routes," and terminals, and other local public utilities and facilities. It can also include optional sections, such as measures to obtain greater efficiency from the existing transportation network and to minimize harmful impacts of excessive reliance on driving alone to work and other destinations.

The efficient movement of people and goods is critical to the economic health of the County. The transportation system also strongly affects growth patterns, the environment, and the quality of life.

As of 1990 the transportation system in Santa Cruz County served approximately 230,000 residents of whom 130,000 lived in the unincorporated areas. By the year 2010 the population is expected to increase to approximately 292,000 countywide with 150,000 living in the unincorporated areas. With no change in travel behavior, traffic volumes and the number of vehicle miles traveled are projected to increase approximately 37% while vehicle hours of delay (a measure of congestion) is expected to increase at a significantly higher rate.

Regional population growth, increases in tourism, future development and the increase in vehicle miles traveled per person are all factors that increase traffic. Along with traffic increases come increases in fuel consumption, air pollution, noise, accidents, impacts on residential neighborhoods and increases in delays.

The emphasis of the Circulation Element is to accommodate the expected increases in travel demand by developing alternative transportation modes that are competitive with automobile travel and wherever possible improving the efficiency of the existing system. Increasing capacity by constructing new facilities will also contribute to carrying future travel demand however the high cost of improvements and dwindling money for roads will not allow us to build our way out of future traffic problems.

The County cannot control the demands placed on its transportation system entirely on its own. For example, the Highway 1 freeway (maintained by the state) passes through its borders. Consistent with state initiatives, requirements have also been imposed by the Santa Cruz County Regional Transportation Commission (SCCRTC or Transportation Commission), which represents the Cities as well as the County. Parking demand and traffic levels are heavily affected by the actions of neighboring cities and counties, particularly their development plans.

This Circulation Element is based on the 1980 General Plan Transportation Element (as updated) and the Local Coastal Program Land Use Plan. The Circulation Element is in response to changes in other elements and also new plans from other government agencies. This update is based on work by County staff members from many departments, transportation consultants, and citizens, with policy decisions by the Board of Supervisors.

In recent years, a number of focused area studies have been adopted for the Soquel, Aptos, Ben Lomond, Felton, and Boulder Creek village areas. Citizens have had numerous opportunities to comment on all aspects of these plans through public hearings and the environmental review process. These village, town, community and specific plans are incorporated into the General Plan and LCP Land Use Plan Update by reference. Policies relating to the Circulation Element contained within these community plans shall supersede the policies contained herein, as applicable.



## **RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN AND THE CAPITAL IMPROVEMENT PROGRAM**

The Circulation Element achieves consistency with other General Plan and LCP Land Use Plan elements through the use of common demographic assumptions. In particular it supports the transportation needs resulting from implementation of the Land Use Element.

The County Capital Improvement Program lists planned capital improvements, including roadway and roadside improvements. It includes programmed improvements that have been costed and scheduled and un-programmed improvements.

## **RELATIONSHIP TO OTHER PLANS AND PLANNING FRAMEWORK**

During the 1960s and 1970s, Santa Cruz County experienced rapid population growth. In more recent years, growth has slowed, however, traffic volumes have continued to increase. This is consistent with the national trend that Vehicle Miles Traveled (VMT) have grown at roughly double the rate of population growth.

While the area is fortunate to have avoided the severe congestion experienced by the larger metropolitan areas of California, a large percentage of the freeways, highways, and arterial streets are significantly congested during peak periods. Residents also are naturally concerned about safety and mobility on other modes besides the automobile.

In response to statewide concerns about such issues, a structured transportation planning process has been set up in the "urbanized" counties of California to address transportation issues in a regional and interjurisdictional context. This is by the nature of transportation systems an inter-jurisdictional approach, which is critical to success. While the General Plan and LCP Land Use Plan Circulation Element is principally concerned with the unincorporated areas of the County, there are other key documents that evaluate the region's transportation system. These include the following:

The Regional Transportation Plan (RTP), updated in August 1990, is intended to be the basic policy document for major improvements to the transportation system throughout Santa Cruz County. This document covers

the unincorporated County and the Cities, over the next twenty years. The RTP is developed by the Santa Cruz County Regional Transportation Commission, the State recognized Regional Transportation Planning Agency. The RTP is updated approximately every two years.

The Congestion Management Program (CMP), prepared by Santa Cruz County Regional Transportation Commission addresses a state mandated effort to reduce congestion through a balanced program of capacity enhancements, careful land use planning and promotion of alternative transportation modes. The CMP identifies a network of state highways and principal arterials where Levels Of Service (LOS) are to be monitored and compared to adopted standards. The CMP also includes the Regional Transportation Improvement Program (RTIP) and other Capital Improvement Projects. The CMP is updated annually.

The Air Quality Management Plan (AQMP), includes nine transportation control measures, with a general thrust to limit both additional roadway capacity and population/employment growth. The AQMP responds to state and federal mandates. It is prepared by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) for Monterey, San Benito and Santa Cruz Counties.

Other agencies directly involved in Transportation Planning and implementation in Santa Cruz County include:

- The Association of Monterey Bay Area Governments (AMBAG)
- California Department of Transportation (Caltrans)
- California Transportation Commission (CTC)
- Federal Highway Administration (FHWA)
- Santa Cruz Metropolitan Transit District (SCMTD)
- Private providers, cities of Scotts Valley, Santa Cruz, Capitola and Watsonville.



## SUMMARY OF THE ELEMENT

The Goals and Strategy section provides an overall framework for the Circulation Element and coordinates policies for different modes. It includes goals regarding Balanced Transportation, Transportation Financing, and Minimizing Impacts.

The Transportation System Management (TSM) section is the cornerstone of the Circulation Element and Transportation Planning in general. TSM addresses the need to make more efficient use of the existing transportation system both through low cost, "fine tuning" improvements and through efforts to promote alternatives to driving alone, especially during the peak periods. The TSM section relates to different modes of travel and includes application of a trip reduction ordinance. Throughout the element, the provision of transit, pedestrian, and bicycle facilities is stressed.

The Parking section discusses the provision of adequate, convenient parking facilities, but also addresses the role of parking management in discouraging unnecessary auto use. It also encourages parking supply which is more efficiently utilized and located to minimize costs and environmental impacts.

The Transit and Intercity Rail section provides policies and programs that cover development of the transit system, promoting transit, increasing mobility and rail service development. Increased transit services are called for, including specialized services and facilities for low-mobility groups such as disabled persons and the elderly. Transit is to be encouraged through bus passes, carpool programs, and subscription bus services to large employers and tourist activity areas. The Intercity Rail portion of the element describes passenger rail lines on the Santa Cruz-Watsonville corridor and connections to Santa Clara and Monterey Counties.

The Bicycle/Pedestrian section includes policies and programs regarding the promotion of bicycle use, bicycle safety, and pedestrian facilities. Bicycle facilities, including pathways and secure parking, are required as part of new development. A yearly development program for the County Bikeway System, as well as education, registration, and bikeway maintenance programs, are proposed.

The Streets and Highways section includes policies and programs covering the road system, capacity, Level of Service (LOS), neighborhood traffic control, signage, safety, recreation access, and minimizing impacts. Local, collector, and arterial streets are defined and standards are set for access and interior circulation. A set of roadway improvements are recommended, with additional details to be supplied by the Live Oak and Pajaro Valley Community Plans. A formal Level of Service policy is suggested to limit congestion and require mitigating improvements by development projects. The concentration of commercial uses, and development of mixed uses and neighborhood facilities are encouraged.

The Commodities Movement and Air Travel sections include policies and programs calling for standards and requirements for truck use and access, the protection of public airport clear zone areas, and an Airport Environs ordinance.

A final Implementation section discusses staging of improvements, funding and responsibilities, and plan revision processes.

Separate illustrations in the Circulation Element are provided for the Aptos, Soquel, Live Oak, Carbonera/Felton, and Pajaro Valley areas. These indicate current and planned functional street classifications, major roadway improvements, major transit facility locations, and existing and planned bikeways.

Local Coastal Program (LCP) Land Use Plan policies and programs related to shoreline access are included. Specific LCP Land Use Plan policies and programs are noted by the initials LCP.

## GOALS AND STRATEGIES

### TRANSPORTATION SYSTEM GOALS

The following are goals for improving the transportation system. These relate to the objectives, policies and programs listed later in the element.

- **Transportation System:** Provide a convenient, safe, and economical transportation system for the movement of people and goods, promoting the wise use of resources, particularly energy and clean air, and the health and comfort of residents.
- **Mode Choice:** Provide the public with choice in transportation modes on a well-integrated system.
- **Limit Increase in Auto Use:** Limit the increase in auto usage to minimize adverse impacts. Increase transit ridership, carpooling, vanpooling, walking and bicycling, etc.
- **Efficiency:** Provide for more efficient use of existing transportation facilities.
- **Regional Goals:** Meet the requirements of regional plans, such as the Congestion Management Program, Air Quality Management Plan and Regional Transportation Plan. Integrate planning for transportation, land use, and air quality goals.
- **Parking:** Manage parking supply to provide reasonably convenient parking for groups such as shoppers and visitors who are most sensitive to the parking supply levels, while encouraging alternatives to solo commuting and limiting impacts on neighborhoods.
- **Access:** Provide for the special transportation needs of the elderly and disabled.
- **Bikeway System:** Develop and implement a comprehensive bikeway system that promotes bicycle travel as a viable transportation mode and meets the recreation and travel needs of the citizens of Santa Cruz County.
- **Safety:** Reduce the number and severity of bicycle accidents.

- **Finance:** Plan a system within the County's ability to finance and operate, distributing the costs of transportation system improvements equitably among Santa Cruz County and neighboring jurisdictions.

- **Aesthetics:** Minimize impacts on visual, historic, and archaeological resources.

- **Coordination:** Coordinate transportation improvements in area plans with the General Plan and LCP Land Use Plan and regional transportation plans.

### TRANSPORTATION SYSTEM RECOMMENDED STRATEGY

The strategy of this plan is to reduce congestion and traffic delay by forging a balance between travel demand and available transportation facilities. In response to shrinking financial resources and the significant environmental and social impacts of constructing new transportation facilities, the County must look at increasing the efficiency of existing transportation systems. This can be accomplished by providing improved alternative transportation modes such as transit, car/vanpooling, bicycling, and walking, also by discouraging solo driving, and by encouraging use of alternative work schedules and telecommuting. This strategy recognizes the reliance of the County on the automobile and thus supports selected increases in traffic capacity and parking supply, but at a level designed to encourage use of alternative modes. A strong bikeways plan is incorporated. Protecting residential neighborhoods against excessive through traffic is also a goal, but needs to be balanced against the need to maintain convenient local access for residents and guests.



# TRANSPORTATION SYSTEM MANAGEMENT

It is the goal of the County to reduce automobile trips and congestion by improving alternative transportation modes, developing effective travel demand management strategies and whenever possible improving the efficiency rather than increasing the size of the existing road system.

## Objective 3.1 Vehicle Miles

To limit the increase in Vehicle Miles Traveled (VMT) to achieve as a minimum, compliance with the current Air Quality Management Plan.

### Policies

#### 3.1.1 Land Use Patterns (Jobs/Housing Balance)

Encourage concentrated commercial centers, mixed residential and commercial uses, and overall land use patterns which reduce urban sprawl and encourage the reduction of vehicle miles traveled per person.

#### 3.1.2 Telecommuting/Tele-Shopping

Support local communication system developments (telecommuting and computer/phone shopping) to reduce the vehicle miles traveled.

#### 3.1.3 Neighborhood Facilities

Support the development of neighborhood facilities such as parks, schools, and neighborhood commercial services.

#### 3.1.4 Services

Encourage phone order, catalog, and home delivery services through tradeoff programs such as agreements to reduce parking requirements and other incentives, if such services are provided, in the review of new and expanded commercial development.

#### 3.1.5 Flex Time

Encourage new developments, where appropriate, to implement strategies such as staggered or flexible work hours and/or restricted hours of operation in order to reduce traffic congestion, particularly during peak periods.

### Program

- a. Establish a program to reduce the auto vehicle miles traveled for County business. (Responsibility: General Services)



## **Objective 3.2 Vehicle Occupancy**

To increase the average number of persons per commute vehicle to 1.35 persons per vehicle while pursuing a goal of reducing automobile trips to a maximum of 60 percent of all trips through encouragement of alternative transportation by transit, bicycles and walking.

### **Policies**

#### **3.2.1 Trip Reduction**

Require all existing and proposed development to comply with all provisions of the Trip Reduction ordinance.

#### **3.2.2 Mode Split**

Encourage large employers to provide incentives to carpoolers, bicyclists, pedestrians and transit riders such as priority parking, company car use, bicycle lockers, bus passes etc. in conjunction with the Trip Reduction ordinance.

#### **3.2.3 Employee Carpool Program**

Encourage large new developments to establish employee pool programs for car, van or bus pools.

#### **3.2.4 Park and Ride**

Encourage the use of parking areas in new and existing large developments for Park and Ride purposes.

### **Programs**

a. Maintain support for a countywide carpool program. (Responsibility: Planning Department, Board of Supervisors)

b. Give priority to carpools in the issuance of parking permits at County facilities and provide preferential carpool parking areas in County parking areas, consistent with the demand. (Responsibility: General Services)

c. Develop a program to provide Park and Ride facilities for carpoolers as well as transit users, with priority being given to designated areas. (Responsibility: Planning Department, Transportation Commission, Transit District)

d. The County as a major employer will join a Transportation Management Associations (TMA) and encourage other public-private TMA associations to increase the number of persons per vehicle. (Responsibility: Planning Department, County Administrative Office)

e. Develop and apply a Trip Reduction ordinance to require larger employers and new development to encourage use of alternative commute programs. (Responsibility: Planning Department, County Administrative Office)

f. Promote and facilitate ridesharing activities, operational improvements, flexible hours, telecommuting and other traffic reducing strategies for existing employers in Santa Cruz County. (Responsibility: Planning Department, County Administrative Office)

## **PARKING**

### **Objective 3.3 Balanced Parking Supply**

To require sufficient parking to meet demand, but limit parking supply and use available parking as efficiently as possible to support trip reduction objectives. Give higher priority to special groups, such as carpoolers and disabled.

#### **Policies**

##### **3.3.1 Reduced Parking Requirements**

Reduce parking requirements for existing or new large uses that provide for improvements in transit, ridesharing, pedestrian/bicycle facilities and/or participate in an approved TSM/TDM program. Consider a reduction only where possible neighborhood conflicts will be avoided.

##### **3.3.2 Shared Parking**

Support shared parking facilities, rather than on-site parking, in the primary commercial/visitor areas, in order to meet parking needs with fewer total spaces. Consider a reduction in parking requirements in such areas that where complementary mixed uses can be demonstrated.

##### **3.3.3 Park & Ride Lots**

Provide intercept Park & Ride lots to serve visitors, employees and commuters.

##### **3.3.4 Joint Use**

Encourage joint use agreements to share parking at existing facilities for new and existing developments where complementary parking demand patterns allow this.

##### **3.3.5 Neighborhood Parking Spillover**

Reduce parking spillover into neighborhoods by using residential permit parking where there is a demonstrated need and by requiring commercial uses and institutions to provide sufficient on-site or adjacent parking.

##### **3.3.6 Americans With Disabilities Act**

Require parking facilities to meet the requirements of the Americans With Disabilities Act, and require that pedestrian ways be designed into parking lots of all developments to enable pedestrians to get to their destinations in a safe manner.

## **Programs**

- a. Investigate locations for new shared parking facilities in visitor/retail districts. (Responsibility: Planning Department, Redevelopment Agency)
- b. Update County parking requirements to review the number of spaces required. (Responsibility: Planning Department, Public Works)
- c. Identify and develop Park & Ride lots and shuttle service for both summer visitors and in the Highway 1/17 corridors year-round for commuters. (Responsibility: Planning Department, Public Works, Board of Supervisors, Transit Service)
- d. Develop a County program and support a state program to develop and maintain parking facilities serving recreation areas which ensure traffic safety, bicycle safety pedestrian safety, adequate parking supply and minimum disruption to surrounding neighborhoods. (Responsibility: Planning Department, Public Works, Board of Supervisors)
- e. Support time-limited and paid parking programs as a disincentive for unnecessary automobile use. (Responsibility: Board of Supervisors)
- f. Develop and maintain parking regulations and development guidelines to:
  - (1) Reserve the roadways for the movement of persons and goods.
  - (2) Mitigate adverse impacts such as drainage, visual, etc., resulting from the development of parking areas.
  - (3) Encourage efficient transportation alternatives such as bicycles, carpools, transit, and compact vehicles.(Responsibility: Planning Department, Board of Supervisors.)



## PUBLIC AND SPECIAL NEEDS TRANSIT AND PASSENGER RAIL

### Objective 3.4 Transit Network Capacity

To plan and develop an integrated countywide transit system which may include fixed guideway as well as buses, and is capable of accommodating as much as 30% of all trips and at least 10% in public transit and 1% in school transit, consistent with the Regional Transportation Plan by 2005.

#### Policies

##### 3.4.1 Transit Facilities and Roadway Design

Include transit facilities in the design of road improvements along designated existing and proposed bus routes.

##### 3.4.2 Transit Centers/Park & Ride Lots

Support development of additional transit centers and Park & Ride lots, as well as improving informal Park & Ride lots and making permanent where feasible.

##### 3.4.3 Metro School Service

Support Metro service changes to better serve schools.

##### 3.4.4 On-Site Transit Facilities

Require developers of major traffic generating activities to provide fixed transit facilities, such as bus shelters and pullouts, consistent with the anticipated demand. Locate these facilities in areas convenient to pedestrians' use.

##### 3.4.5 Bus Pullouts

Require developers of new large projects located on transit routes to dedicate the right-of-way and construct a bus pullout bay.

##### 3.4.6 Transit Incentives

Provide transit use incentives to the Government Center for County employees.

##### 3.4.7 Balance Land Use

Designate land uses and zoning which cluster areas of employment, areas of commercial use, and recreation areas.

##### 3.4.8 Transit Extension

Encourage increased transit to rural areas in order to improve access to health care, job markets, educational opportunities, and recreational opportunities.

##### 3.4.9 School Bus Service

Support additional and dedicated funding for local school districts to continue and increase school bus transit.

## **Programs**

- a. Advocate legislation and programs which increase the funding available for transit in Santa Cruz County. (Responsibility: Board of Supervisors)
- b. Strictly enforce parking regulations limiting or restricting auto or truck parking in signed bus loading areas. (Responsibility: Board of Supervisors, Sheriff's Department)
- c. Include provision for signal pre-emption by transit vehicles in all signal improvements. (Responsibility: Public Works)
- d. Establish design criteria for transit facilities such as bus turnouts and shelters for inclusion in the County Design Criteria. (Responsibility: Public Works, Planning Department)
- e. Pursue all available funding for transit-related improvements to road facilities. (Responsibility: Public Works, Transit District)
- f. Encourage major traffic generators to provide incentives for transit use. (Responsibility: Planning Commission)
- g. Support the development of inter-county bus transit service. (Responsibility: Board of Supervisors, Transit District)

## Objective 3.5 Mobility-Impaired Persons

To increase the potential for mobility of traditionally low-mobility groups such as the disabled and the elderly.

### Policies

#### 3.5.1 Americans With Disabilities Act Para-transit Service

Support expansion of van and taxi service for those who cannot use regular fixed-route buses and reduction or elimination of 24-hour reservation notice.

#### 3.5.2 Wheelchair Ramps

Require new development to include ramps at all intersections in new developments.

#### 3.5.3 Coordination

Require those para-transit services using County funds and encourage others, such as school districts, transit districts and service agencies, to coordinate equipment, service areas, and maintenance facilities with other transit or para-transit operators, to the maximum degree possible.

### Programs

- a. Identify and eliminate wheelchair barriers adjacent to transit stops. (Responsibility: Public Works, SCMTD)
- b. Incorporate wheelchair ramps into all road projects as specified in the County Design Criteria. (Responsibility: Public Works)
- c. Support the Transit District's efforts to obtain funding for purchase, installation, and maintenance of properly functioning wheelchair lifts on buses. (Responsibility: Board of Supervisors)
- d. Continue to support specialized service to some low-mobility groups through the Lift Line program, Metro ADA programs and subsidized taxi programs. (Responsibility: Board of Supervisors, Transit District)
- e. Support coordination between all transit service providers including service organizations, and private and public agencies. (Responsibility: Board of Supervisors)



## Objective 3.6 Transit Promotion

To promote opportunities for regular transit use to commute to school, shopping, employment, and recreational resources.

### Policies

#### 3.6.1 Transit-Friendly Design

Locate and design public facilities and new developments to facilitate transit access, both within the development and outside it.

#### 3.6.2 Recreational Transit Facilities

(LCP) Require new recreation and visitor-serving development to support special recreation transit service where appropriate, including but not limited to, construction of bus turnouts and shelters, parking spaces for buses and shuttle service, and bus passes for employees and subsidies for visitor serving transit services.

#### 3.6.3 Recreational Transit Service

(LCP) Require transit and bus parking facilities to be provided at all major hotel, motel, convention, and other tourist-serving areas in conjunction with development approvals. Work closely with the transit district to schedule and route buses for maximum coastal access. Monitor these routes to maximize transit ridership in coastal areas.

### Programs

a. Actively support recreational transit services such as Park and Ride facilities to recreation areas.  
(Responsibility: Board of Supervisors)

(LCP) b. Develop coordinated transit marketing efforts with the transit district, hotels, motels, restaurants, convention facilities, the University of California at Santa Cruz, and local merchants. Request recreation oriented sites and developments to include publicity and scheduling information for transit use in their advertising. (Responsibility: Board of Supervisors, Planning Department)

(LCP) c. Develop programs and funding which facilitate transit use by providing intermodal transportation or monetary savings such as the bicycle racks on buses and bus pass programs of the Santa Cruz Metropolitan Transit District. (Responsibility: Board of Supervisors, Planning Department, Transportation Commission, Transit District)

(LCP) d. Request coordinated operations and use of transit facilities by local transit and inter-County carriers. (Responsibility: Board of Supervisors, Planning Department, Transportation Commission, Transit District)

(LCP) e. Develop recreational transit services and funding in conjunction with local transit and inter-County carriers, such as park and ride facilities or beach shuttle to recreation areas. Consider any existing large parking areas, such as the Cabrillo College parking lots, as potential park and ride parking facilities. (Responsibility: Board of Supervisors, Planning Department)

(LCP) f. Promote and encourage special recreation oriented transit routes such as the Elephant Seal Express. (Responsibility: Board of Supervisors, Planning Department, Transportation Commission, Transit District)

## INTERCITY RAIL

### Objective 3.7 Rail Facilities

To preserve and protect existing rail facilities for recreational travel, for possible future passenger rail transportation and intra-County commuter use and other recreational and transportation purposes and to provide for appropriate rail connections to the University of California, Santa Cruz.

### Policies

#### 3.7.1 Rail Ridership Potential

(LCP) Ensure that new development adjacent to rail lines is compatible with the General Plan and LCP Land Use Plan objective to preserve and protect existing railroad right-of-way and existing rail facilities for possible future recreational travel and for possible future passenger rail transportation for intra-County commuter use.

#### 3.7.2 Noise Protection

(LCP) Require the design of new development near existing rail lines minimize the impact of existing and potential rail system noise and maximize setbacks for new development.

#### 3.7.3 Rail Planning - Santa Cruz/Watsonville

Support planning for a rail/fixed guideway system for the Santa Cruz/Watsonville corridor. Protect right-of-way.

#### 3.7.4 Rail Planning - Watsonville Junction

Support a station at Watsonville junction to be used by inter-region Amtrak (Pacific Coast and San Francisco Bay Area - Monterey County) and commuter trains. Support extension of Metro bus service and private bus service to station.

#### 3.7.5 Rail Planning - Over the Hill

Support the study of a rail connection over Santa Cruz Mountains.

#### 3.7.6 Rail Services - Felton to Santa Cruz

Support enhanced rail service from Felton to Santa Cruz, including station development at the Santa Cruz Beach Boardwalk.

#### 3.7.7 Rail Planning - Around the Hill

Support the study of passenger rail service between the San Francisco Bay Area and Santa Cruz via Gilroy and Watsonville to serve recreational travel.

### Programs

a. Identify land use policies which will support future passenger rail use and prepare recommendations for General Plan and LCP Land Use Plan amendments at such time passenger rail use is approved and funded. (Responsibility: Planning Department, Transportation Commission, Board of Supervisors)

b. Participate in planning and consider funding for fixed guideway/rail service in the Santa Cruz/Watsonville corridor. (Responsibility: Planning Department, Public Works, Transportation Commission, SCMTD, Board of Supervisors)

c. Participate in the Santa Cruz to Los Gatos rail study and an around the hill recreational service study. (Responsibility: Planning Department, Public Works, Transportation Commission)



## BICYCLE AND PEDESTRIAN FACILITIES AND PROGRAMS

Since 1975 the Santa Cruz County Regional Transportation Commission (SCCRTC) has taken an aggressive approach in its attempt to encourage and facilitate bicycle use by Santa Cruz County residents. The goal of this planning effort was to increase the bicycle use for work trips to 20% while increasing the general bicycle use to 5%. Current bicycle use accounts for approximately 2% of all trips. In 1993 the County of Santa Cruz Planning Department took over responsibility for planning bicycle facilities in the unincorporated County. Development of this program will include maintaining the goals to increase bicycle use and will also include a Master Plan of County Bikeways (MPCB).

Today traffic congestion, air pollution and energy costs have become more serious problems, and the bicycle has become a practical alternative mode of transportation. Comprehensive planning efforts will help the bicycle reach its full potential as an alternative transportation mode for commuting and shopping as well as for recreation. The Master Plan of Countywide Bikeways defines goals, objectives, policies and implementation programs involved in the planning, design and construction of an integrated system of regional bicycle facilities. The emphasis is placed on safe and convenient bicycle routes which complement other transportation modes (e.g., transit, carpool, etc.) to serve places of employment, commercial districts, schools, beaches and parks. A secondary purpose of the MPCB is to serve the recreational objectives of bicycling. This is done in concert with other countywide recreational programs such as regional parks riding and hiking trails.

The Master Plan of Countywide Bikeways component provides the policies and practices which help define the role of bicycle travel within the County. The MPCB defines a network of regional bikeways which coordinates with and complements adjacent County's and local (city) bike routes. The Master Plan of Countywide Bikeways supports General Plan and LCP Land Use Plan policies and covers both the incorporated and unincorporated areas of Santa Cruz County. Coordination of the plan's development and implementation with the various cities of Santa Cruz County is an important part of the process.

The Caltrans Highway Design Manual can be referenced for clarification and specific detail on design speeds, signing, striping and other related design issues. Laws pertaining to the use of bicycles and trail facilities can be found in the Vehicle Code of the State of California. The following is a general description of the characteristics of bikeways.

- A) A Class I Bikeway (Bike Path) provides a separated right of way for the exclusive use of bicycles and pedestrians.
- B) A Class II Bikeway (Bike Lane) provides a striped lane for one way travel on a street or highway.
- C) A Class III Bikeway (Bike Route) provides for shared use with pedestrian or motor vehicle traffic.
- D) A bike trail is an off road bikeway usually located in rural areas and intended for recreational use by bicyclist, pedestrians and equestrians. The Bike Trail system is part of the County's recreational facilities and is not designated on the MPCB.

Designated bikeways are shown on Figures 3-1, 3-2 and 3-3. The specific classification has not been determined for all designated bikeways due to the incompleteness of the bikeway and roadway system. Topographic, right-of-way and other considerations will be analyzed before classifying designated bikeways.



## BIKEWAY SYSTEM

### Objective 3.8a System Development

To develop a bikeway network maximizing the safety and convenience of users of all levels of experience within that system. The network should be primarily for commuter travel designed to increase the potential of combining bicycle travel with other forms of transportation and also include the opportunity for recreational use.

### Objective 3.8b Coordination

To coordinate the County's bikeway planning efforts with local cities and adjacent counties and other agencies to provide an integrated regional bikeway system and to actively seek all available means of financing bikeways including state and federal grants.

### Objective 3.8c Bicycle Use

To encourage bicycle travel as a major form of transportation in order to increase bicycle use to 20 percent of all work trips and to increase general bicycle trips to 5 percent of all trips by the year 2010.

## BIKEWAY SYSTEM DEVELOPMENT

### Policies

#### 3.8.1 System Continuity

Plan a bikeway network to integrate with other modes of transportation (train or transit stations and Park and Ride lots, etc.) in order to encourage and support the use of bicycling and reduce the use of motor vehicles.

#### 3.8.2 Commuting

Design regional bicycle routes to connect residential areas with major activity centers (employment, educational, civic, etc.) by including bikeway network development as part of the Capitol Improvements Program to prioritize construction or retrofits for completion of specific routes.

#### 3.8.3 Modal Interaction

Encourage other modes of transportation (buses, trains, etc.) to plan for, and provide space for carrying recreational and commuting bicyclists on public transportation systems. Include secure bicycle parking facilities with development of transit shelters incorporating Santa Cruz County Transit District design approval.

#### 3.8.4 User Convenience

Encourage the provision of bicycle racks, showers, lockers and other storage facilities at destinations, where practical and economically feasible, when reviewing discretionary permits for major activity centers and employer sites. These facilities should be provided at a level consistent with the County goal of 5% total bicycle travel.

#### 3.8.5 Regional Continuity

Coordinate with other jurisdictions to adopt a system of bikeways that is functional throughout the County and region.

### **3.8.6 Regional Consistency**

Periodically revise the Master Plan of Countywide Bikeways component of the Circulation Element to reflect changing conditions, and to evaluate proposed development projects for compatibility with the MPCB through the subdivision, and development permit approval process.

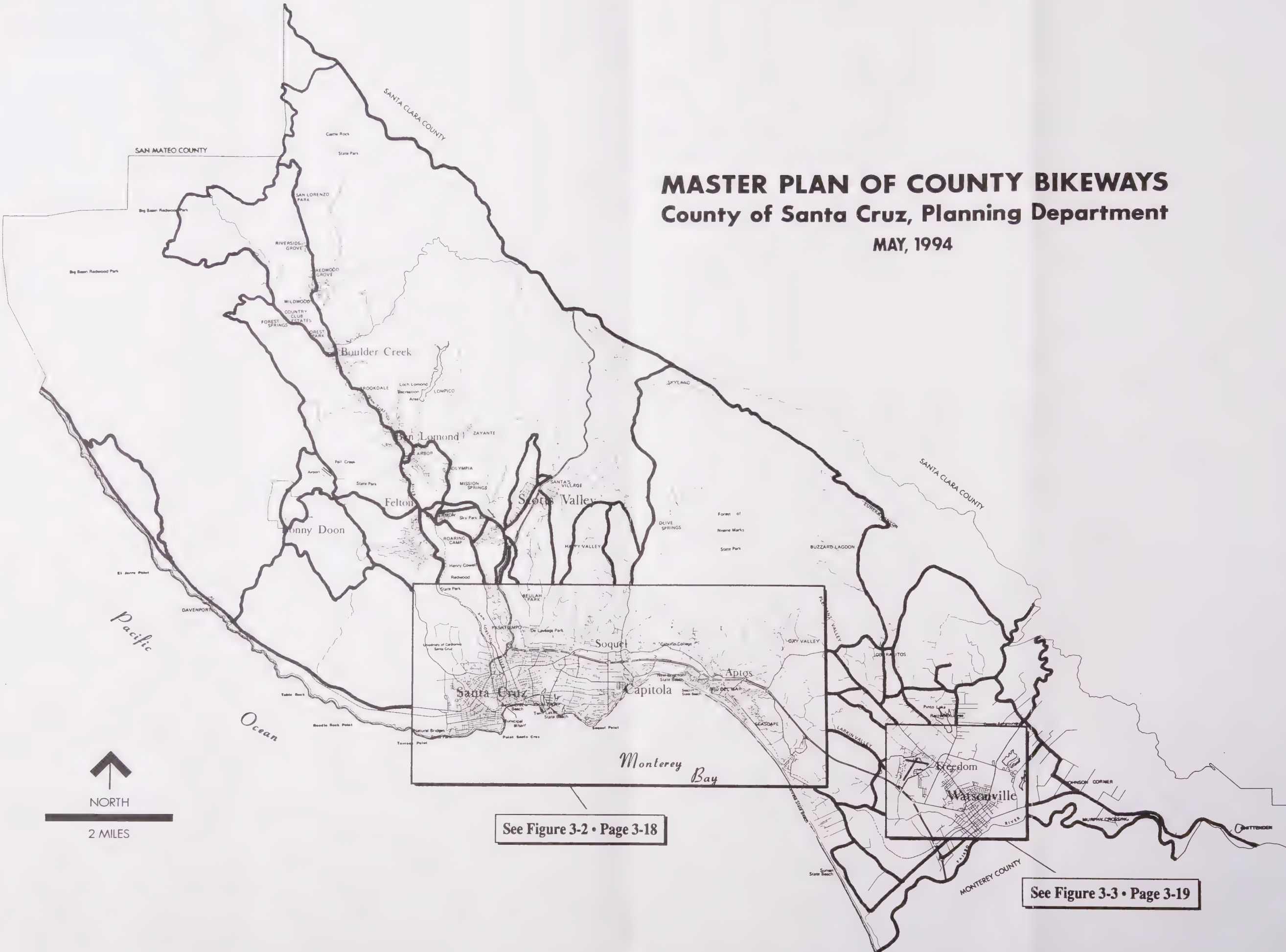
## **Programs**

- a. Provide for bicycle use when planning, designing, and constructing all County projects. Provide adequate, secure, and convenient bicycle parking at all existing County facilities. (Responsibility: General Services, Public Works)
- (LCP) b. Provide bicycle parking stands (facilities) at all primary public access points and at appropriate neighborhood access points (i.e., County beaches, parks, recreation centers). (Responsibility: Public Works, County Parks)
- c. Establish a program to provide and maintain secure bicycle parking, as needed, at transit stops, to be secured as funds become available. (Responsibility: Transit Districts, Board of Supervisors, cities)
- d. Coordinate County bicycle programs and projects with those of the cities. (Responsibility: Planning Department, Transportation Commission)
- e. Review subdivision applications for consistency with the MPCB and require that new developments dedicate necessary right of way for bikeway facilities according to the MPCB classification and design specifications. (Responsibility: Public Works, Planning Department)
- f. Plan, design, and construct bikeways consistent with the adopted Bikeway Plan. Priority shall be given to bicycle commuting routes and routes to schools. Include bikeways on all new arterial and collectors with road construction and reconstruction designed and inspected for bicycle safety consistent with the Bikeway Plan and adopted Plan Lines. (Responsibility: Public Works)
- g. Prepare yearly development and maintenance programs for the Bikeway System which will be funded with Transportation Development Act funds, road funds, and other funds as available. (Responsibility: Public Works)
- h. Install in all existing and proposed signalized intersections bicycle detector loops (a device to trigger traffic signal phasing) that are recognizable by the cyclist. (Responsibility: Public Works)
- i. Develop a Master Plan of Countywide Bikeways that delineates existing and proposed Class I, II and III bikeways. (Responsibility: Planning Department, Public Works)

Figures 3-1, 3-2 and 3-3 represent the Master Plan of County Bikeways.



**MASTER PLAN OF COUNTY BIKEWAYS**  
**County of Santa Cruz, Planning Department**  
**MAY, 1994**



See Figure 3-2 • Page 3-18

See Figure 3-3 • Page 3-19







## MASTER PLAN OF COUNTY BIKEWAYS MID-COUNTY AREA

County of Santa Cruz, Planning Department • May, 1994







# **MASTER PLAN OF COUNTY BIKEWAYS WATSONVILLE AREA**

**County of Santa Cruz, Planning Department • May, 1994**

Map copyrighted 4/92 by the California State Automobile Association.  
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**Figure 3-3  
Page 3-19**

## RECREATION SYSTEM DEVELOPMENT

### Policies

#### 3.8.7 Recreation

(LCP) Plan bicycle routes to facilitate access to recreational areas such as regional parks, beach areas, and major tourist commercial/recreational facilities. Promote recreational bicycle routes to promote "eco tourism".

#### 3.8.8 Trail Network

Plan, develop, and maintain a network of countywide regional trails in both incorporated and unincorporated areas, through cooperative efforts with cities, property owners, and other interested persons in Santa Cruz County.

#### 3.8.9 Right-of Way

Utilize existing and abandoned public rights-of-way along flood control channels, parks, and roads, and utility and railroad rights-of-way wherever possible, and where consistent with the MPCB.

#### 3.8.10 Tourism

(LCP) Encourage all new motels, hotels and other visitor accommodations to provide bicycles for use by the patrons.

#### 3.8.11 Scenic Value

Locate regional bikeways along designated scenic roads wherever environmentally, physically, or economically feasible, and encourage the development of scenic vista points and rest areas where appropriate.

### Programs

a. Consider the Southern Pacific right-of-way for bicycle, equestrian and other modes of travel consistent with freight service operations and planning for passenger rail. (Responsibility: Planning Department, County Parks)

b. In development of the Trails Master Plan, County Parks shall develop guidelines for the safe use of "mountain bikes", and identify suitable areas for their use while reducing the potential for conflicts with other trail users. Design these trails to connect with other on road trails. (Responsibility: County Parks)

(LCP) c. Update the County Code to allow for bicycle rental concessions in conjunction with established park-and-ride beach shuttle parking services as part of ongoing County transportation programs. (Responsibility: Planning Department)

d. Request the State of California and the County of Santa Clara to provide a safe bicycle route between the town of Los Gatos and Santa Cruz County and the Sanborn Park Youth Hostel location and Santa Cruz County. (Responsibility: Transportation Commission, Planning Department)

e. In accordance with regional bikeway funding programs (Senate Bills 244 and 821, etc.), grant priority to those projects which improve bicycle access to employment centers, educational facilities, and commercial developments with secondary priority given to recreational areas and users. (Responsibility: Public Works, Transportation Commission, Planning Department)

(LCP) f. Pursue additional state and federal funding for the Bikeway System, including funding to initiate a program to pay for placement of bicycle parking facilities by public and private agencies. (Responsibility: Public Works, Board of Supervisors)



## **GENERAL POLICIES**

### **3.8.12 Funding**

Solicit and utilize all sources of local, regional, state and federal funds to plan, acquire right-of-way, and construct bikeways.

### **3.8.13 Participation**

Provide citizen participation in the bicycle planning process by consulting with the existing SCCRTC Bicycle Committee on all bicycle issues and matters.



## BIKEWAY SAFETY

### Objective 3.9 Bicycle Safety

To reduce the conflict between bicycles and other modes of travel and to decrease the number of accidents involving bicycles.

#### Policies

##### 3.9.1 Design

Design and construct regional bikeways in accordance with County and Caltrans standards in order to maximize safety and minimize potential conflicts with pedestrians and motor vehicles.

##### 3.9.2 Construction

Construct and mark bicycle routes in conformance with state standards. Limit the number of driveways where feasible in new developments to reduce the potential for automobile-bicycle conflicts.

##### 3.9.3 Parking

Limit on-street parking where the need for a clear bike lane exists. Stripe all arterials for bike lanes and strictly enforce parking limitations.

##### 3.9.4 Maintenance

Require that contractors and utility companies doing roadside work maintain the road edge in the best possible condition during construction and, upon project completion, improve the road shoulder to the pre-construction condition or better.

#### Programs

- a. Install new drain grates that are designed for cyclist safety. (Responsibility: Public Works)
- b. Maintain and sweep, on a regular basis, the bicycle routes and other road edges used by bicyclists. (Responsibility: Public Works)
- c. Inspect all construction, resurfacing and road patch work to ensure road surfaces are maintained as good or better than before the project began. (Responsibility: Public Works)
- d. Work with the Transportation Commission to ensure that the Commission continues to provide bicycle trail and safety information to the public by publishing bike trail maps and representing the countywide bicycling interests at trade shows, rideshare fairs, etc. (Responsibility: Bicycle Coordinator, Transportation Commission)
- e. Continue and expand Bicycle Safety Education by implementing a bicycle safety education program in cooperation with the school districts and police agencies. (Responsibility: Health Services Administration, Bicycle Coordinator, Transportation Commission, Department of Motor Vehicles)
- f. Implement a countywide bicycle registration program. (Responsibility: Sheriff's Department, Planning Department)
- g. Continue the cooperative bicycle hazard reporting program. (Responsibility: Public Works, Transportation Commission)

## Objective 3.10 Pedestrian Travel

To encourage pedestrian travel as a viable means of transportation, by itself and in combination with other modes to achieve at least 7% of all trips through walking, by increasing and improving pedestrian facilities, particularly in urban areas and reducing the conflicts between pedestrians and other modes of travel.

### Policies

#### 3.10.1 Pathways

Require pathways for pedestrian and bicycle use through cul-de-sac and loop streets where such access will encourage these modes of travel as part of new development.

#### 3.10.2 Landscape

Landscape and buffer pedestrian walkways wherever feasible.

#### 3.10.3 Lighting

Require adequate lighting for pedestrian and transit patrons movement where appropriate.

#### 3.10.4 Pedestrian Traffic

Require dedication and construction of walkways for through pedestrian traffic and internal pedestrian circulation in new developments where appropriate.

#### 3.10.5 Access

Ensure safe and convenient pedestrian access to the transit system, where applicable in new developments.

#### 3.10.6 Clustered Development

Encourage clustered commercial land uses, as shown on the General Plan and LCPLand Use Maps, to encourage pedestrian and combined pedestrian and transit use.

#### 3.10.7 Parking Lot Design

Provide for pedestrian movement in the design of parking areas.

#### 3.10.8 Americans With Disabilities Act (ADA) Requirements

Incorporate ADA standards in design of new projects and reconstruction where applicable. Prohibit landscaping and all other obstacles, such as telephone poles and fire hydrants, which would prevent pedestrian movement within this walkway. Require the use of materials which will provide an all-weather surface for walking.

#### 3.10.9 Americans With Disabilities Act (ADA) Existing Development

Retrofit all existing corners to be compatible with ADA standards.

#### 3.10.10 Americans With Disabilities Act (ADA) New Development

All new development shall incorporate ADA standards into the design, where applicable.

## **Programs**

- a. Identify and overcome barriers to pedestrian travel created by public facilities such as freeways, roads, dividers, telephone poles and fire hydrants through construction of pedestrian over-passes, walkways, crosswalks, etc. Prevent occurrence of barriers in new projects. (Responsibility: Public Works, Planning Department, Caltrans)
- b. Develop a program to provide paved sidewalks on all arterial and collector streets as part of new development in the urban area within the Urban Services Line. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, Public Works)
- c. Investigate alternative design for pedestrian pathways and sidewalks on local and select streets. (Responsibility: Planning Department, Board of Supervisors, Public Works, Redevelopment Agency)



# STREETS AND HIGHWAYS

## ROADWAY NETWORK PLANNING AND DESIGN STANDARDS

This section focuses on planning and design standards for the urban roadway network. The rural road standards are adopted and enforced as part of the General Plan and LCP Land Use Plan Fire Hazards section of chapter 6, Public Safety and Noise, and the County Design Criteria Standards. The responsibility for maintaining and updating the rural road standards is shared by the Planning Department, Public Works and the fire agencies

### Objective 3.11 Roadway Network Function

To provide a road system capable of carrying a maximum of 77 percent of all trips by automobile mode by the year 2005, consistent with the Santa Cruz County Regional Transportation Plan.

### Policies

#### 3.11.1 Functional Street Classification and Street Standards in Urban Areas

Design and develop new street and interior circulation systems according to the following principles:

- (a) Plan streets according to their functional street classification. The purposes of functional street classifications are:
  - to provide guidance in defining and prioritizing roadway improvements;
  - to provide guidance in determining which traffic control devices and signs are appropriate;
  - for funding applications; and
  - to provide guidance in identifying local streets where traffic management techniques are appropriate.
- (b) Define street classification according to the character of the street.
- (c) Minimize the number of intersections and side traffic interference along arterial.
- (d) Limit driveways, mid-block access points, intersections and on-street parking along major arterial whenever possible.
- (e) Locate and design public facilities and new developments to facilitate transit, pedestrian, and bicycle access, as well as auto access, both within the development and outside it.

### Programs

- a. Maintain rural road design standards as part of the County Design Criteria and Fire Hazards section in the General Plan and LCP Land Use Plan. (Responsibility: Public Works, Planning Department, fire agencies)
- b. Develop design standards for transitions from urban to rural roads. (Responsibility: Public Works, Planning Department)

The following figures characterize and illustrate the functional street classifications in the urban areas of Santa Cruz County.

Figure 3-4	Characterization of Urban Classifications
Figure 3-5	Changes in Functional Street Classifications
Figure 3-6	Carbonera, Felton Areas
Figure 3-7	Live Oak Planning Area
Figure 3-8	Soquel Planning Area
Figure 3-9	Aptos Planning Area
Figure 3-10	Pajaro Planning Area
Figure 3-11	Existing Traffic Volumes for Major Arterials and Highways

**Figure 3-4  
Characterization of Urban Street Classifications**

	number of lanes	on-street parking	parking lane	bikelanes	location and design of sidewalks	cross traffic control	through trips	location of bus routes	design of bus stops	speed control devices*	MPH	typical average daily traffic
<b>Major arterials</b>	3-6 lanes	no	N/A	yes - per bike plan	both sides; formal w/st. trees (ideally 6')	generally w/signals	yes	yes	formal pullouts	minimal	35-45	>15,000
<b>Minor arterials</b>	2-4 lanes	discourage	N/A	yes - per bike plan	both sides; formal w/st. trees (ideally 6')	generally w/signals	yes	yes	formal pullouts	minimal	25-45	10-15,000
<b>Collectors</b>	2 lanes	yes, where possible	parking lane, where required	possible per bike plan	one or two sides; could be informal st. trees; (4' width)	signs or signals @ arterial intersection	possible	possible	formal pullouts or stops	possible	25-35	3-12,000
<b>Select locals</b>	2 lanes	yes, where possible	parking on shoulder, where possible	possible per bike plan	one or two sides; and informal st. trees; (4' width)	generally w/signs	only for access to park or school; otherwise discourage	unlikely	where route exists, as informal stops	possible - support where necessary	25	<3,000
<b>Locals</b>	2 lanes	yes, where possible	parking on shoulder, where possible	possible per bike plan	one or two sides; and informal st. trees; (4' width)	generally w/signs	discourage	unlikely	where route exists, as informal stops	possible - support where necessary	25	<2,000

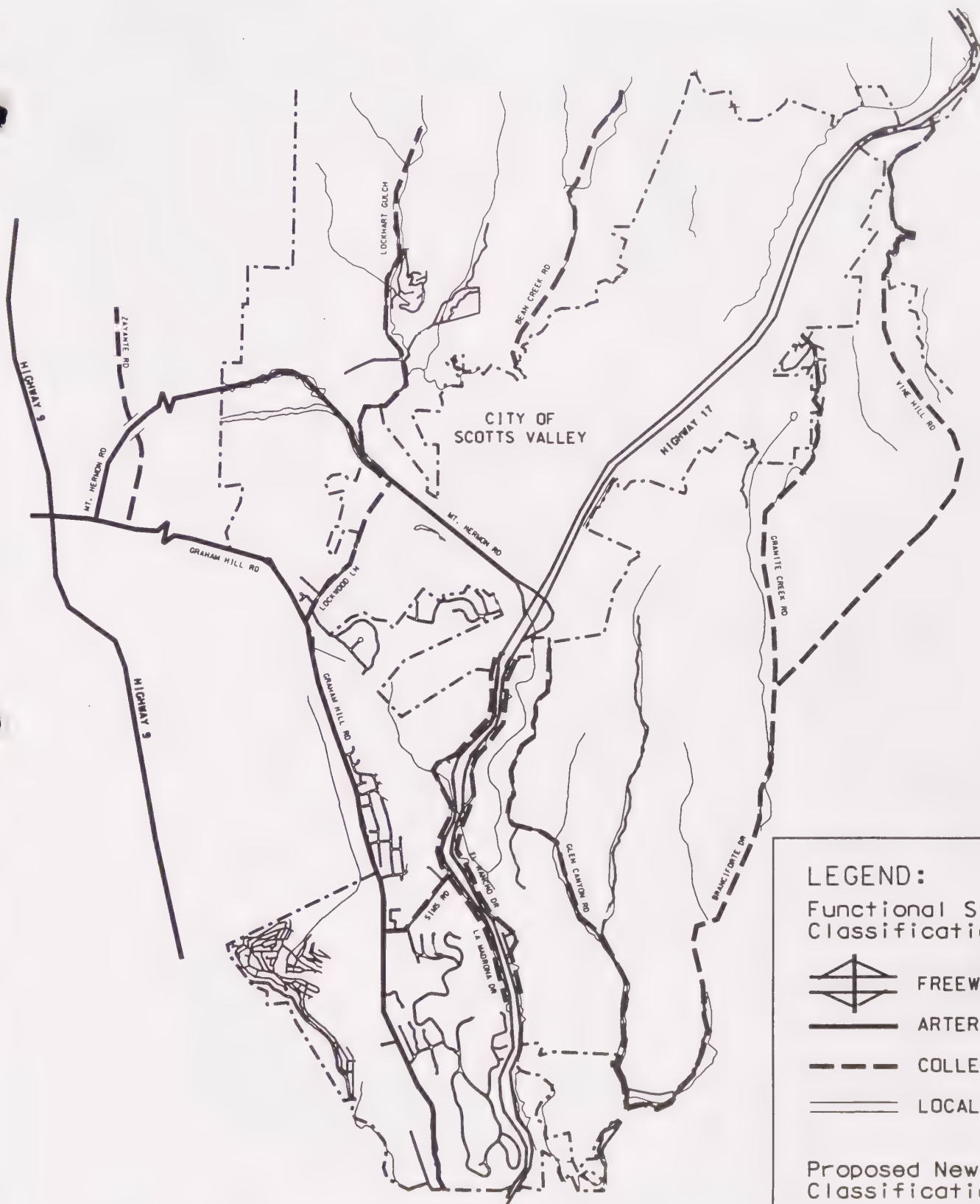
\* Speed control devices such as textured crosswalks, chokers or median islands

**Figure 3-5**  
**Changes In Functional Street Classification**

Street Name and Segment	1980 General Plan Class.	1994 General Plan Class.	Rationale
Sunset Way (Soquel Drive to Mesa Drive)	Select Local	Collector	Existing and forecast volumes; significant through link.
Mission Drive (Soquel Drive to Patterson Lane)	Select Local	Collector	Existing and forecast volumes; significant through link.
Paulsen Road/Whiting Road (Green Valley Road to Casserly Road)	Select Local	Collector	Existing and forecast volumes; significant through link.
Calabasas Road (Buena Vista Drive to Bradford Road)	Select Local	Collector	Existing and forecast volumes; significant through link.
East Walnut (Soquel Drive to Soquel Riverside Park)	Select Local	Collector	Existing and forecast volumes; significant through link.
Hilltop Road (Soquel San Jose Road to Cornwell Road)	Select Local	Collector	Existing and forecast volumes; significant through link.
41st Avenue (Portola Drive to East Cliff Drive)	Collector	Arterial	Existing and forecast volumes; significant through link.







### LEGEND:

#### Functional Street Classification



FREEWAYS



ARTERIALS



COLLECTORS



LOCAL

#### Proposed New Classification



ARTERIALS



COLLECTORS





# LEGEND:

## Functional Street Classification



FREEWAYS



ARTERIALS



COLLECTORS



LOCAL

## Proposed New Classification



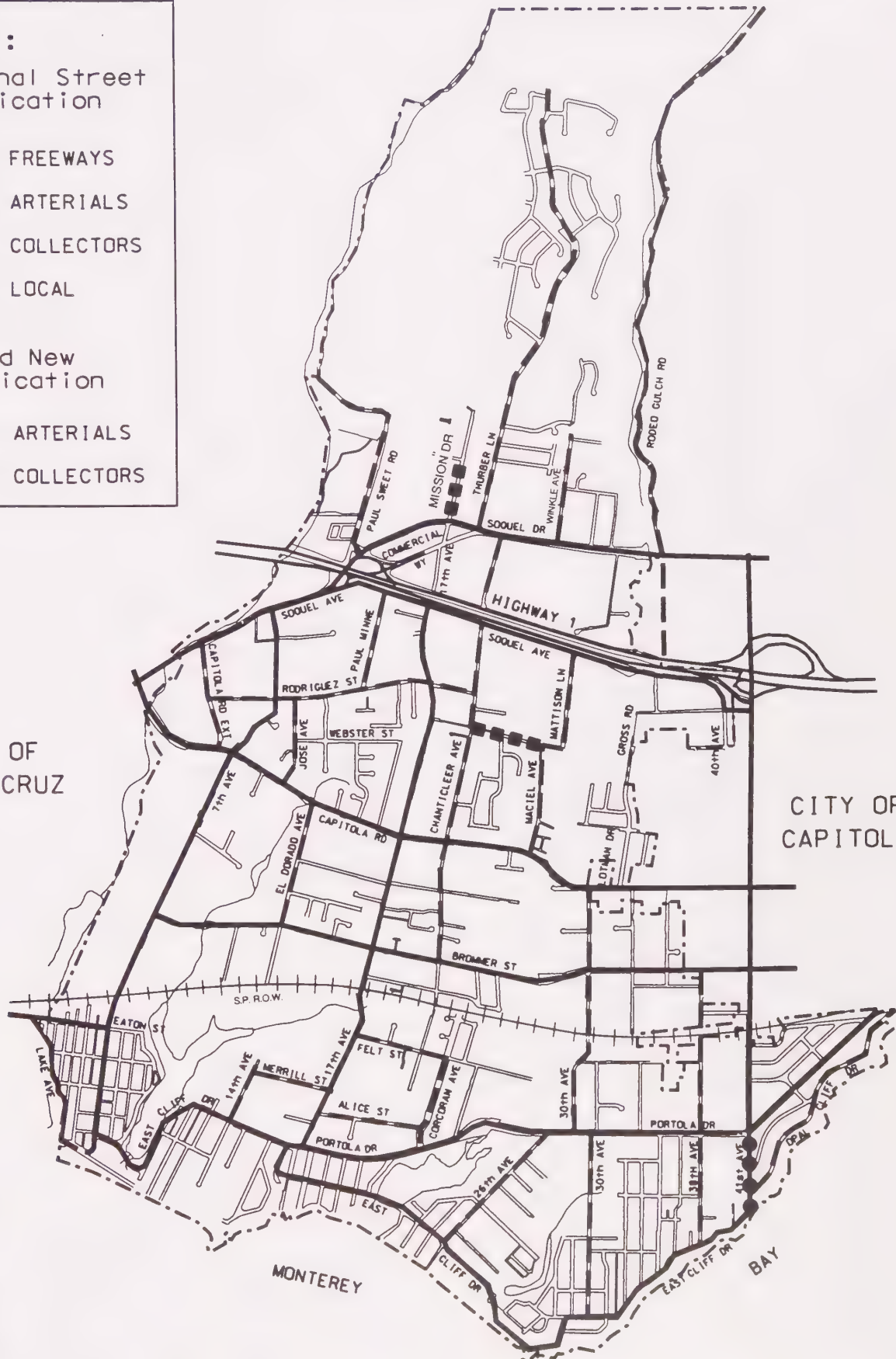
ARTERIALS



COLLECTORS

CITY OF  
SANTA CRUZ

CITY OF  
CAPITOLA



NORTH  
NOT TO SCALE

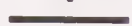


# LEGEND:

## Functional Street Classification



FREEWAYS



ARTERIALS



COLLECTORS



LOCAL

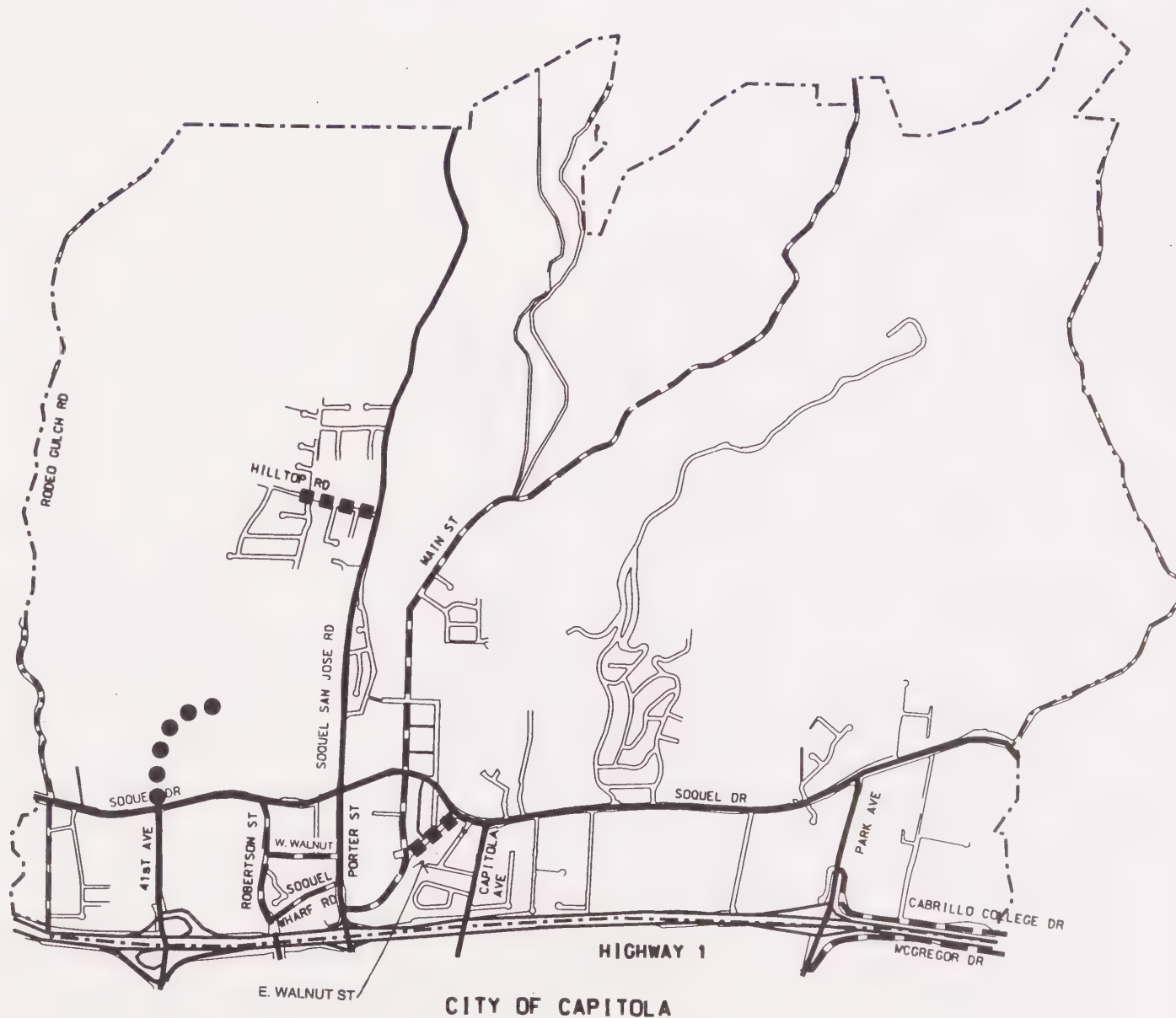
## Proposed New Classification



ARTERIALS



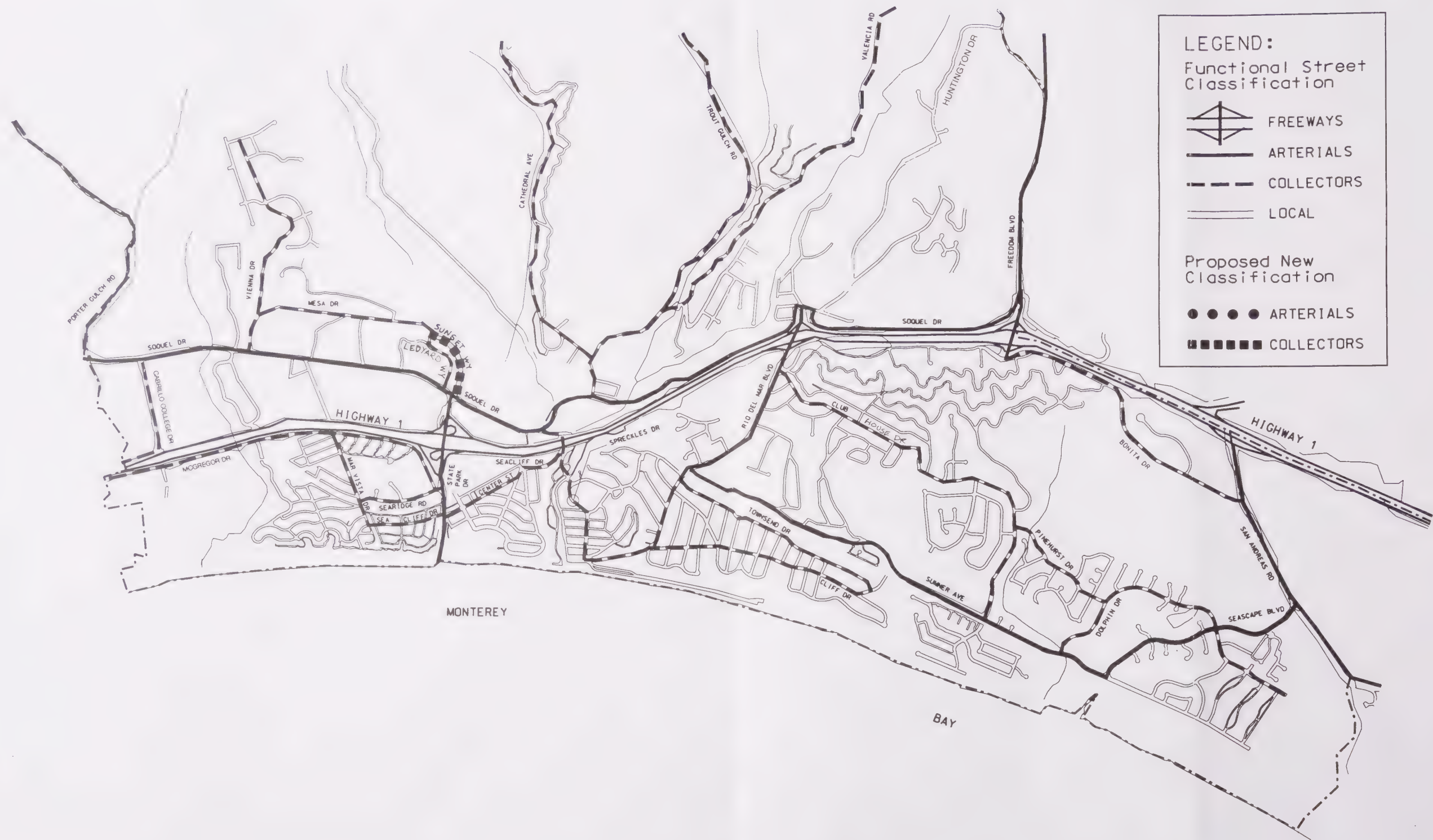
COLLECTORS



## FUNCTIONAL STREET CLASSIFICATION Santa Cruz County General Plan Circulation Element













**LEGEND:**

Functional Street Classification

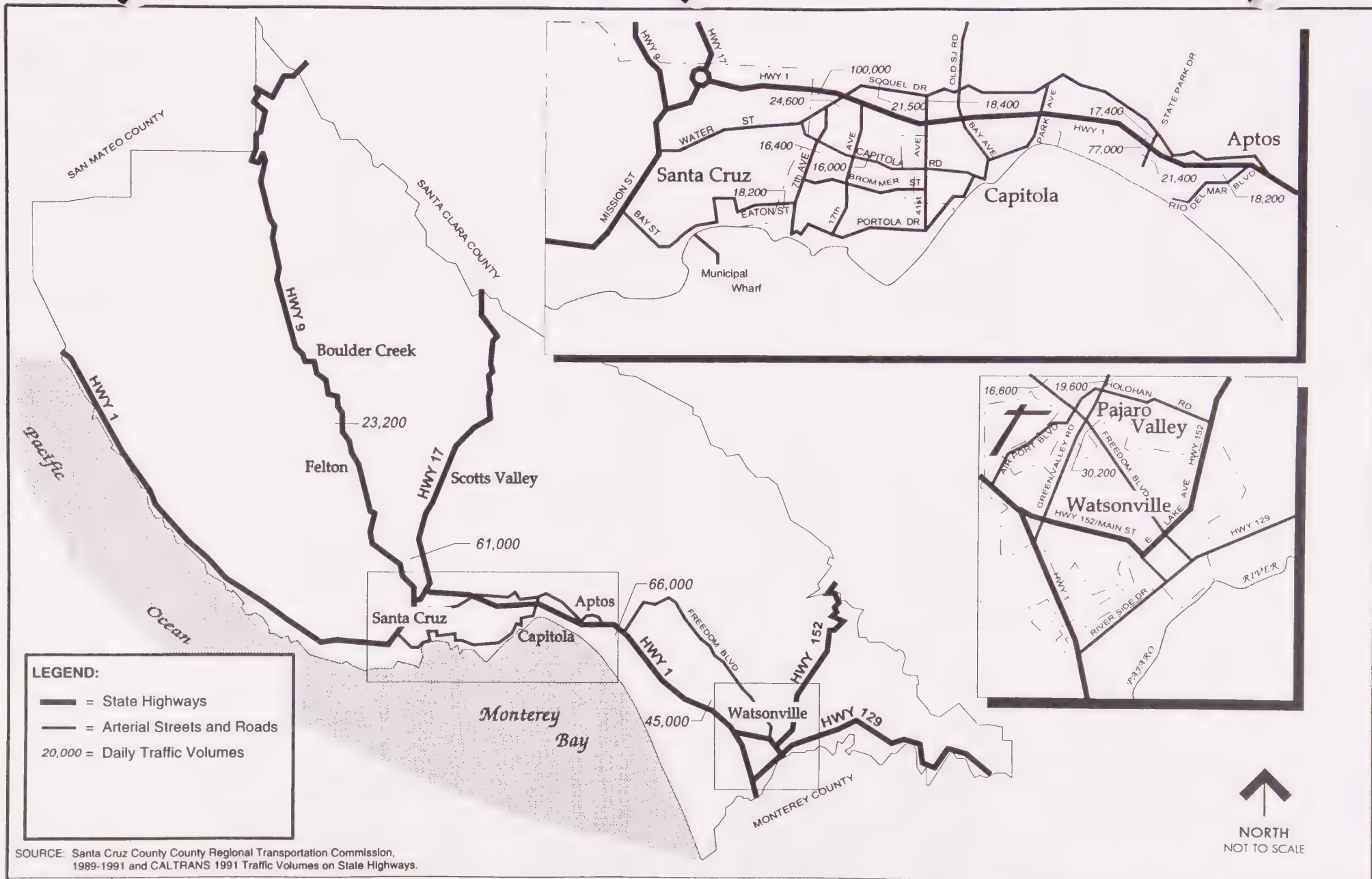
- FREEWAYS
- ARTERIALS
- COLLECTORS
- LOCAL

Proposed New Classification

- ARTERIALS
- COLLECTORS







EXISTING TRAFFIC VOLUMES FOR  
MAJOR ARTERIAL STREETS AND HIGHWAYS  
Santa Cruz County General Plan Circulation Element





## ROADWAY CAPACITY/LEVEL OF SERVICE

### Objective 3.12 Level of Service

To ensure that development shall not create traffic which will exceed acceptable levels of service on surrounding roadways.

#### Policies

##### 3.12.1. Level of Service (LOS) Policy

In reviewing the traffic impacts of proposed development projects or proposed roadway improvements, LOS C should be considered the objective, but LOS D as the minimum acceptable (where costs, right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible). Review development projects or proposed roadway improvements to the Congestion Management Program network for consistency with Congestion Management Plan goals.

Proposed development projects that would cause LOS at an intersection or on a uninterrupted highway segment to fall below D during the weekday peak hour will be required to mitigate their traffic impacts. Proposed development projects that would add traffic at intersections or on highway segments already at LOS E or F shall also be required to mitigate any traffic volume resulting in a 1% increase in the volume/capacity ratio of the sum of all critical movements. Projects shall be denied until additional capacity is provided or where overriding finding of public necessity and or benefit is provided.

##### 3.12.2 Level Of Service (LOS) Calculation Methods

Utilize the most current Highway Capacity Manual (HCM) Operations Methodology for all existing levels of service analysis. For all-way stop intersections, utilize currently accepted interim methodology (for instance, Circular 273) until appropriate guidelines are adopted as part of the Highway Capacity Manual. HCM Planning, Circular 212, or other methodologies approved by the Board of Supervisors, may be used for future level of service projections and analysis if appropriate. Operations methodology shall be used for all short range projections.

##### 3.12.3. Transportation Impact Fees as Mitigation Measures

Payment of an approved Transportation Impact Fee proportional to the forecast trip generation will be required.

##### 3.12.4. Reduced Traffic Generation

Forecast traffic generation for purposes of development project review may be reduced ("discounted") if proposed development can demonstrate lower than average traffic rates. For example, if the development site is adjacent to transit corridors, will have an effective Transportation Demand Management (TDM) program, or is in a mixed-use development, it is reasonable to expect lower-than-average auto use.

## **Programs**

- a. Develop written guidelines on the preparation of traffic impacts studies and the LOS policy. These guidelines should be made available to citizens, developers, and others. The guidelines should address issues such as allowable LOS calculation methods, “discounts” in forecast traffic generation. (Responsibility: Public Works)
- b. Develop a countywide List of Congested Intersections that do not meet the LOS requirements in policy 3.12.1. The list should be updated annually. (Responsibility: Public Works)
- c. Develop and maintain an existing traffic count map incorporating the cities traffic counts and bicycle counts. (Responsibility: Public Works)
- d. Update and maintain the County Design Criteria manual to establish standards for street development to provide adequate access and safety provisions. (Responsibility: Public Works, Planning Department)



## NEIGHBORHOOD TRAFFIC CONTROL

### Objective 3.13 Neighborhood Traffic Control

To protect residential neighborhoods from disruption caused by high traffic volumes and speeds through design, signs, and traffic control devices.

#### Policies

##### 3.13.1. Limiting Traffic Volumes

Seek to limit traffic volumes and speeds in residential neighborhoods through alignment and improvement of existing and proposed local streets.

##### 3.13.2 Planning of New Residential Streets and Improving Existing Streets

Plan roadway networks in residential areas and subdivisions to inter-connect adjacent residential areas while discouraging through traffic on local streets.

##### 3.13.3. Commercial Traffic

Whenever feasible, heavy commercial traffic should be routed away from residential neighborhoods.

##### 3.13.4. Design and Enforcement Measures

Emphasize design and enforcement solutions to slow and discourage through traffic.

##### 3.13.5. Physical Devices

Physical devices may be used but should not unduly restrict access to neighborhoods, particularly by emergency vehicles. All devices should be consistent with the Caltrans Traffic Manual.

##### 3.13.6. Street Closures

Utilize new and existing street closures only when necessary to protect residential neighborhoods from high volumes of through traffic. Terminate all street closures with full cul-de-sac improvements and maintain emergency secondary access where feasible and where required by County design standards.

##### 3.13.7 Through Auto Traffic

Discourage inter-neighborhood and through auto traffic movement on local streets through street alignment and intersection design.

Figure 3-12 lists some typical Neighborhood Traffic Control Programs/Devices.

**Figure 3-12**  
**Neighborhood Traffic Control Programs**

Program/Device
Traffic Engineering and Specialized Improvements
Policy Enforcement Neighborhood Speed Watch Program
Speed Humps
Traffic Circles
Stop Signs
Diverter
One-Way/Chokers
Street Closure

## Programs

- a. Develop and maintain an official truck routes plan and sign program consistent with the functional classification system. (Responsibility: Public Works)
- b. Evaluate options for discouraging inter-neighborhood and through auto traffic on collectors and locals, such as chokers, diverters, one-way roads etc. for inclusion in the County Design Criteria. (Responsibility: Public Works, Redevelopment Agency)

## RECREATIONAL ACCESS

### Objective 3.14 Recreational Access

To provide access to the County's recreational resources, using multiple means, and recognizing that there will be additional congestion during peak recreational travel periods.

#### Policies

##### 3.14.1 Capacity

(LCP) Reserve capacity on the existing County road system for recreational traffic.

##### 3.14.2 Priority to Recreational Improvements

(LCP) In the development of transportation improvement programs, consider giving priority to road improvements which provide access to recreational resources.

#### Program

(LCP) a. Seek state and federal funding for road improvements for recreational travel corridors in recognition of the statewide and national interest in local recreational resources. (Responsibility: Planning Department, Public Works, Board of Supervisors, Transportation Commission)



## IMPACTS ON ENVIRONMENT

### Objective 3.15 Air Quality, Noise and Energy Impacts

To minimize the adverse impacts of roadways on air quality, noise levels and energy use.

#### Policies

##### 3.15.1. Landscaping

Major entrances and corridors into the County unincorporated areas should be landscaped to minimize impacts of noise and air pollution.

##### 3.15.2 Consistency with Air Quality Plans

Circulation planning shall be consistent with the Monterey Bay Area Air Quality Management Plan.

##### 3.15.3 Air Pollution

Prohibit drive-through facilities and discourage other land uses and land use patterns which generate unnecessary auto-emitted air pollution.

(See section 5.18, Air Resources and section 6.7, Noise.)

#### Programs

a. Support the implementation of measures which are identified in future updates to the Monterey Bay Unified Air Pollution Control District Air Quality Management Plan for the Monterey Bay Region as productive in reducing air pollution from Transportation Sources. (Responsibility: Board of Supervisors)

b. Maintain County ordinances restricting drive-through uses. (Responsibility: Board of Supervisors)

c. Identify problem areas and recommend priorities in support of the Caltrans Freeway Noise Walls Program to buffer residential development from State Highway noise. (Responsibility: Planning Department, Public Works, Board of Supervisors)

d. Actively support legislation to increase the energy efficiency of all transportation vehicles. (Responsibility: Board of Supervisors)

e. Experiment with alternate fuels, propulsion systems, and more efficient County fleet vehicles. (Responsibility: General Services, Public Works, County Parks)

f. Design and construct transportation facilities to minimize their impact on the environment. (Responsibility: Public Works)

g. Major entrances and corridors into the County unincorporated areas should be landscaped in accordance with the Santa Cruz County Urban Forestry Program. (Responsibility: Redevelopment Agency, Public Works, Planning, County Parks)

## AREA CIRCULATION PLANS

### Objective 3.16 Area Circulation Plans

To improve the County roadway system according to area circulation plans.

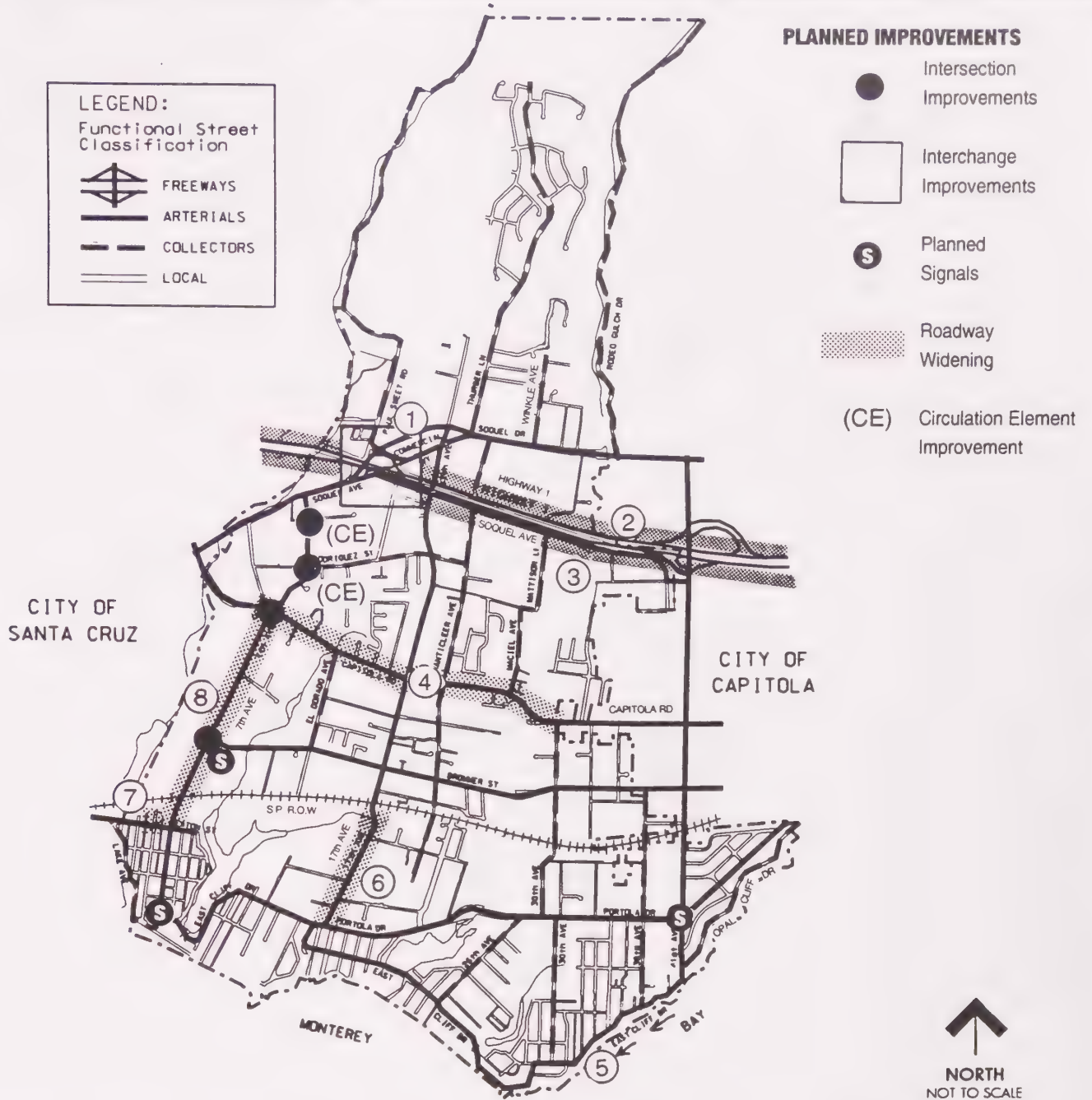
Figures 3-13, 3-14, 3-15, 3-16 and 3-17 illustrate planned roadway improvements in urban areas. Key improvements are described in Figure 3-18 and planned and potential signals are listed in Figure 3-19.















- |  |   |
|--|---|
| <p>① Realign Interchange. (CE)</p> <p>② Add HOV Lanes To <b>Highway 1</b>. (CE)</p> <p>③ Widen <b>Soquel Avenue</b> To 4 Lanes From Soquel Drive To 17th Avenue, And Widen To 3 Lanes From 17th Avenue To Mattison Lane.</p> <p>④ Widen <b>Capitola Road</b> To 4 Through Lanes, with Median Islands And Left Turn Pockets.</p> <p>⑤ Examine <b>East Cliff Drive</b> As A One-Way Inbound With Bike/Pedestrian Lane. Portola Drive To Pick Up Extra Outbound Traffic. (CE)</p> | <p>⑥ Widen <b>17th Avenue</b> from East Cliff Dr. to Southern Pacific Right-of Way to 3 lanes by adding a 2-way left turn lane. (CE)</p> <p>⑦ Widen <b>Eaton Street</b> (From 6th Ave. To 7th Ave.) To 4 Through Lanes. (CE)</p> <p>⑧ Widen <b>7th Avenue</b> (From Eaton St. To Capitola Rd.) To 3 Lanes (Add 2-Way Left Turn Lane).</p> |
|--|---|










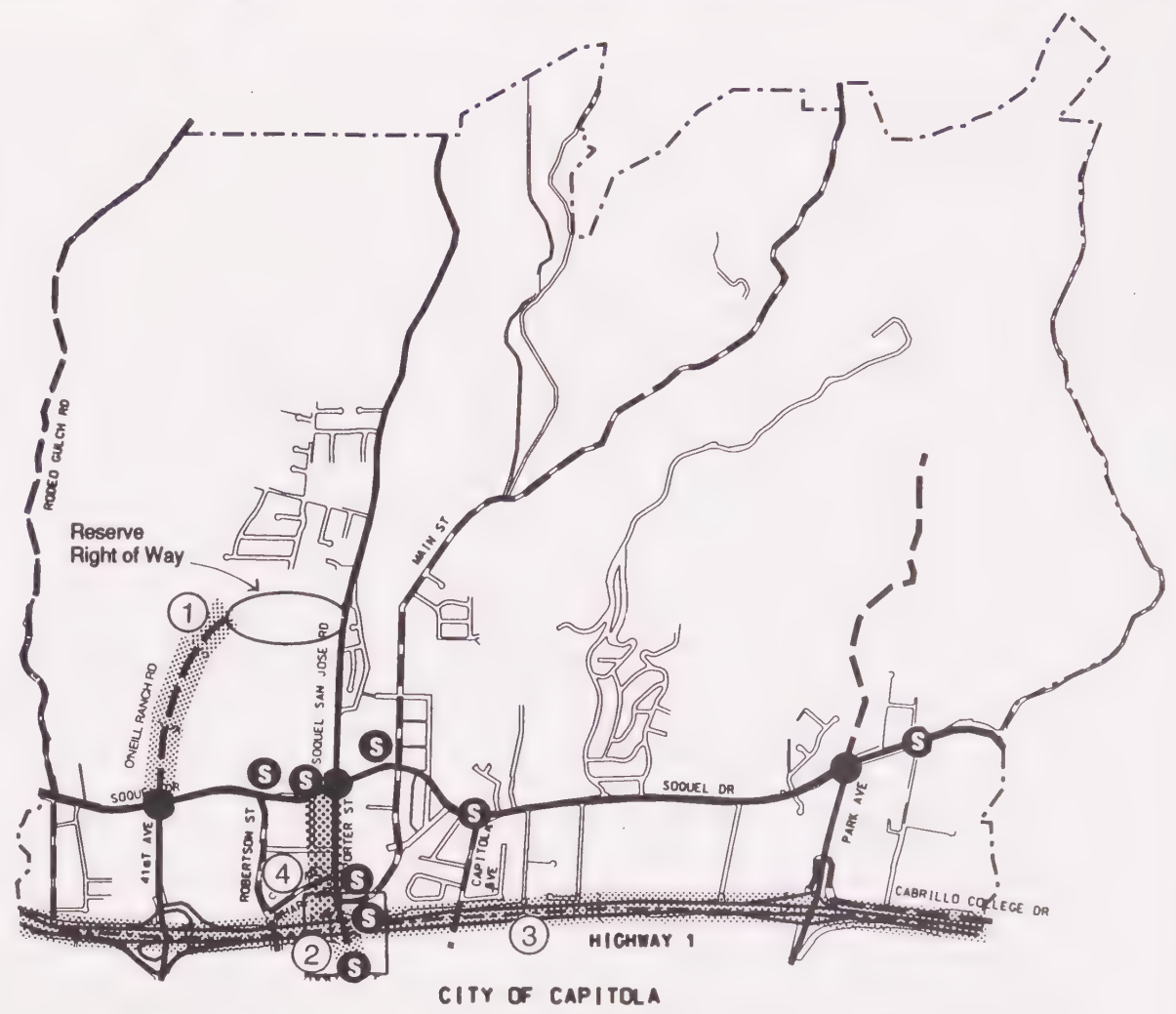
**LEGEND:**  
Functional Street Classification

 <b>FREEWAYS</b>	 <b>COLLECTORS</b>
 <b>ARTERIALS</b>	 <b>LOCAL</b>

**PLANNED IMPROVEMENTS**

-  Intersection Improvements
-  Interchange Improvements
-  Planned Signals
-  Roadway Widening
-  (CE) Circulation Element Improvement

- ① **O'Neill Ranch Road** to be constructed as a 2-lane connector, reserve R.O.W. for possible through connection to **Soquel-San Jose Rd.** (CE)
- ② Widen **Porter Street** Underpass And Bridge To 4 Through Lanes. \*
- ③ Add HOV Lanes To **Highway 1.** (CE)
- ④ Convert **Soquel Wharf Road** And **Walnut Street** To One Way Loop System.



\*Southbound auxilliary lanes to be constructed 1993/94 between 41st Avenue and Porter Street.



**PLANNED IMPROVEMENTS**  
**Santa Cruz County General Plan Circulation Element**

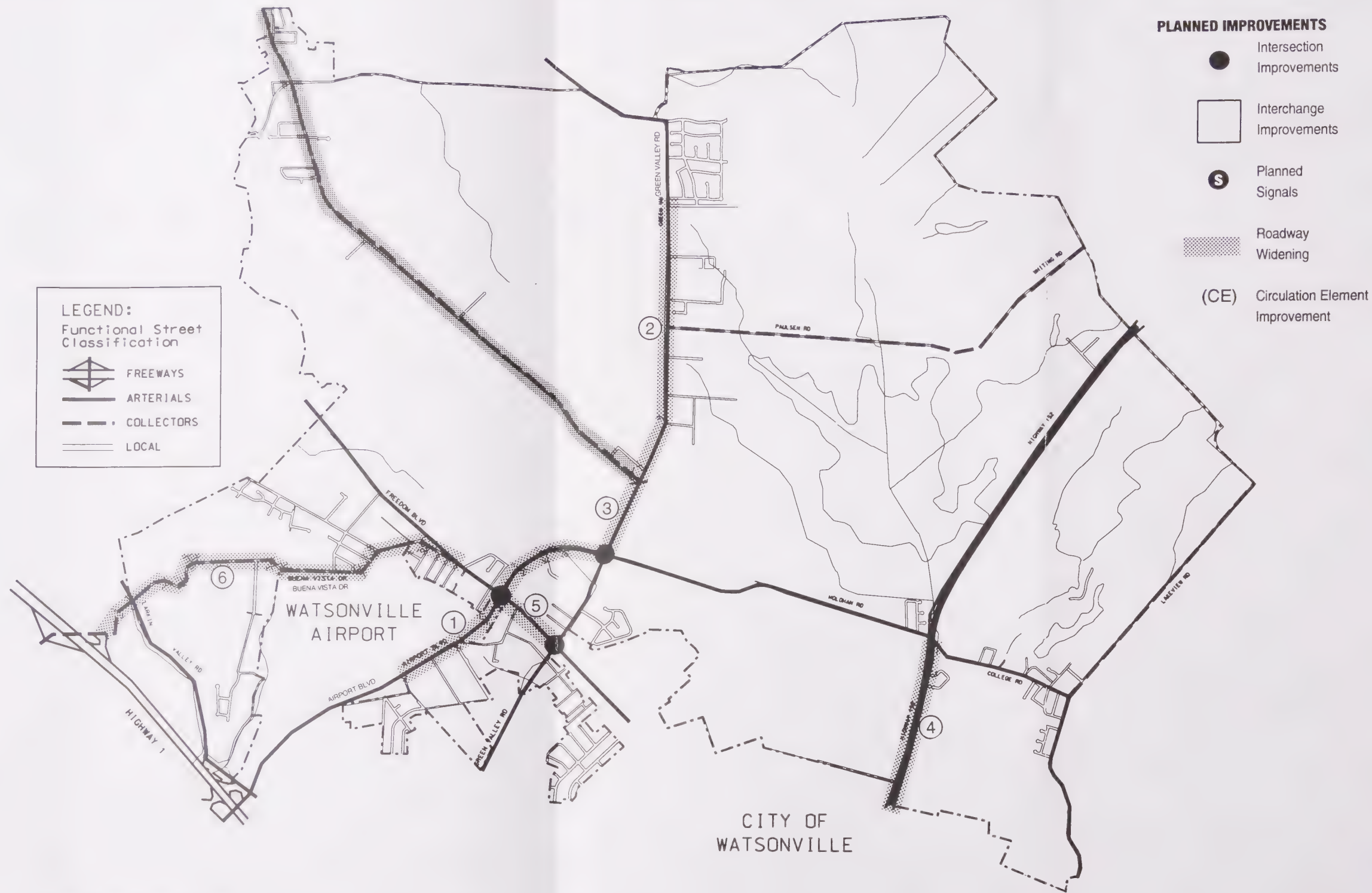












1 Widen **Airport Boulevard** To 4 Through Lanes Between Ross Avenue And Green Valley Road. (CE)

3 Widen **Green Valley Road** To 4 Lanes From Airport Boulevard/Holohan Road To Amesti Road. (CE)

5 Improve Shoulder, Curb, Gutter, Sidewalks On **Freedom Boulevard** Between Airport Boulevard And Green Valley Road.

7 Improve **Amesti Road**, from Green Valley Road to Browns Valley Road, add Bike Lanes and Pedestrian improvements.

2 Widen **Green Valley Road** To 3 Lanes Between Amesti Road And Arroyo Drive.

4 Widen **Highway 152** To 3 Lanes. (CE)

6 Improve **Buena Vista Drive**, realign and add Bike Lanes. (CE)







**Figure 3-18 (page 1 of 3)**  
**Description of Planned Urban Roadway Improvements**

Location and Improvement	Need for Improvement	Notes
<b>Freeways - Multiple Areas</b>		
1. Construct Highway 1 High Occupancy Vehicle (HOV) Carpool Lanes (Widen to 6 Lanes: Highway 17 to Rio Del Mar)	Highway 1 over this segment was listed as LOS F in '92 CMP. Also, this was recommended as a "contingency measure" in the 1991 Air Quality Management Plan for the District.	This is not under County jurisdiction. Caltrans is the agency primarily responsible for planning and operation of this facility.
2. Highway 1/17 Interchange Reconstruction	LOS F on both freeways. Low capacity loop to continue north on Highway 1. Also southbound 17 to southbound 1 has poor ramp alignment.	Not under County jurisdiction.
3. Highway 17 HOV Lanes (Highway 1 to Granite Creek Road)	LOS F per '92 CMP north of the freeway segment and LOS F on freeway portion.	Not under County jurisdiction.
<b>Live Oak</b>		
1. Highway 1/Soquel Drive/Soquel Avenue/Commercial Way Interchange Reconstruction.	Highway 1/Soquel Avenue southbound ramps intersection is forecast at LOS F at General Plan Buildout and Soquel Drive/Soquel Avenue forecast at LOS D. It appears infeasible to mitigate the Highway 1 southbound ramps/Soquel Avenue intersections with limited intersection improvements without significant realignment of Soquel Avenue and some right-of-way (perhaps including structures), per Soquel Avenue plan line study (which covered Soquel Drive to Gross Road).	In the long-term (by 2010) complete interchange reconfiguration should be studied in detail and if feasible, should be constructed. This could, for example, convert buttonhook ramps to partial cloverleaf configuration and lengthen the ramps, which are extremely short. If the interchange appears unlikely to be funded within the next 10 years or so, Soquel Avenue should be realigned to allow existing southbound ramps to be lengthened and to allow two through lanes to be carried through the ramp intersection in both directions.
2. 7th Avenue Widening  Proposed Improvements: Generally 3-lane widening from Eaton to Capitola, with a through lane in each direction and left turn lanes at most intersections.	Capitola/7th Avenue forecast at LOS F at General Plan buildout. Average Daily Traffic forecast at 19,500 near Capitola Road and 17,000 near East Cliff Drive, which is near capacity for two-lane road. Appears possible to mitigate with intersection improvements.	
3. Capitola Road Widening  Widen to 4 lanes, add median from 7th to 30th.	Capitola Road/7th Avenue forecast at LOS F at General Plan buildout. Appears possible to mitigate with intersection improvement.	
4. Highway 1/41st Avenue Interchange Improvements	Southbound green phase is not sufficient to meet demand.	Synchronize signals
5. Soquel Avenue Widening  Widen to 4 Lanes from south-bound ramps at Hwy 1 to 17th Avenue and 3 Lanes from 17th Avenue to Mattison Lane	Numerous left turns into driveways. The Highway 1 southbound ramps/Soquel Avenue intersection is forecast at LOS F at buildout without improvement.	Approved plan line exists for this project.
6. East Cliff Drive - 1 Way Couplet (30th Avenue to 41st Avenue)  Proposed Improvement: One lane would be retained for vehicle travel with the other lane converted to bicycle/pedestrian facility. Portola Drive would pick up additional traffic.	Erosion on East Cliff Drive limits Right-of-Way available.	Proposed one way couplet to be considered in the future.

**Figure 3-18 (page 2 of 3)**  
**Description of Planned Urban Roadway Improvements**

Location and Improvement	Need for Improvement	Notes
<b>Live Oak (continued)</b>		
<p>7. Eaton Street: Widen to 4-Lanes (6th to 7th Avenue) and Widen 7th Avenue Intersection</p> <p>Proposed Improvement: Widen to 4 lanes on Eaton Street, plus add a second northbound-to-westbound exclusive left turn lane.</p>	<p>7th Avenue/Eaton Street forecast for LOS D during typical weekday peak conditions at buildout. However, during recreational peaks operates at capacity.</p>	<p>This is a Coastal Access Route.</p>
<p>8. 17th Avenue Widening to 3 Lanes from East Cliff Drive to Southern Pacific Right-of-Way</p>	<p>Average Daily Traffic now over 13,000 south of Brommer Street, forecast to be at General Plan Buildout over 15,000.</p>	<p>Design approved. Construction 1994.</p>
<b>Soquel</b>		
<p>1. O'Neill Ranch Road</p> <p>Proposed Improvement: Reserve right-of-way per Draft O'Neill Ranch Master Plan for possible road connection between Soquel-San Jose Road and Soquel Drive.</p>	<p>Two-lane collector (O'Neill Ranch Road) planned to serve O'Neill Ranch redevelopment project. Not intended now to serve through trips, but has the potential to serve as a bypass to relieve the intersection of Soquel Drive/Porter Street.</p>	<p>General Plan Amendment required prior to or concurrent with decision to construct connection to Soquel San Jose Road.</p>
<p>2. Improvements at Soquel Drive/Porter Street and on Soquel Drive</p> <p>Proposed Improvement: Soquel Drive Intersections with Main Street, Robertson Street and Daubenbliss Avenue (as well as Main Street/Porter Street) to be signalized. If this intersection continues to operate at LOS F despite short-term planned improvements, additional improvements may be warranted.</p>	<p>Soquel Drive/Porter Street is now LOS F per CMP. Restriping to provide exclusive left turns and left turn phasing at Soquel Drive/Porter Street is planned for short term, but probably not sufficient to avoid capacity operation at General Plan Buildout.</p>	
<p>3. Highway 1/Bay Avenue/Porter Street Interchange Improvements</p>	<p>No future LOS problem forecast with improvements described.</p>	<p>To be signalized and widened in 1993 (with 4 lanes on Bay Avenue/Porter Street on underpass) per '92 RTIP and '92-3 CIP. Also, Porter Street bridge over Soquel Creek to be widened.</p>
<p>4. Porter Street</p> <p>Proposed Improvement: Porter Street improved to 3 lanes and bike lanes between Soquel Wharf Road and Papermill Road and 2 lanes and bike lanes between Paper Mill Road and Dawn Lane.</p>		<p>Porter Street between Soquel Wharf Road and Soquel Drive to be improved in 1994.</p> <p>Porter Street between Soquel Drive and Dawn Lane to be improved in 1995.</p>
<p>5. Soquel Wharf Road - West Walnut Street One Way Couplet</p> <p>Proposed Improvement: Soquel Wharf Road to be restriped for one east bound travel lane, bike lane and parking where feasible. East Walnut Street to be restriped and improved for one west bound travel lane, a bike lane, parking, pedestrian path.</p>		<p>Improvements to be made in 1994 as part of Lower Porter Street Improvements.</p>
<p>6. Park Avenue - Highway 1 to Soquel Drive</p> <p>Proposed Improvement: Add bike lanes, curb, gutter and sidewalk</p>		<p>RDA improvement.</p>



**Figure 3-18 (page 3 of 3)**  
**Description of Planned Urban Roadway Improvements**

Location and Improvement	Need for Improvement	Notes
<b>Aptos</b>		
1. State Park Drive Widening to 4 Lanes (Center to Soquel Drive)	Buildout LOS on average weekday is forecast to be D for Highway 1 southbound ramps/State Park Drive and Soquel Drive/State Park Drive (acceptable but undesirable). However, recreational peaks likely will operate at capacity. ADT forecast for General Plan Buildout is 25,000 between Soquel Drive and Highway 1, which is at capacity for 2-lane Road.	This is a Coastal Access Route.  Ramps are being considered for signalization.
2. Soquel Drive Improvements (Porter Gulch Road to State Park Drive)  Proposed Improvement: Add middle turn lanes.	General Plan Buildout LOS is forecast to be D for Soquel Drive/State Park Drive (acceptable but undesirable).	
3. Rio Del Mar Boulevard Intersection Improvements  Proposed Improvements: At Soquel Drive: Signalize. Add eastbound right turn lane. May require extending roadway slightly into freeway right-of-way on Soquel Drive curve. At ramp intersections: Signalize. Reconstruct overpass if necessary by 2010 to allow separate left turn lanes and bicycle lanes and 1 through lane in each direction. At Clubhouse Drive: Consider reconstruction and a signalized intersection.	Buildout LOS is forecast to be F for Rio Del Mar Boulevard intersections with southbound and northbound Highway 1 ramps and Soquel Drive, as well as LOS E at Clubhouse Drive. There are no nearby alternative routes crossing Highway 1.	All intersections to be considered for signalization and southbound ramp to be widened. Clubhouse Drive to be considered for realignment and signalization short to mid-term. Rio Del Mar Boulevard is a Coastal Access Route.
<b>Pajaro Valley</b>		
1. Airport Boulevard - Widen to 4 Lanes and median (Ross Avenue to Green Valley Road)	The Airport Boulevard intersections at Green Valley Road and Freedom Boulevard are forecast to be at LOS E- or F under General Plan Buildout with two through lanes and left turn lanes on Airport Boulevard. It appears possible to mitigate with intersection-specific improvements but the cost-effectiveness of these improvements is questionable.	Coordinate with City of Watsonville.
2. Green Valley Road - Widen to 4 Lanes (Holohan Road to Amesti Road) and 3 Lanes (Amesti Road to Arroyo Road)	This section is currently 2 to 3 lanes wide. Recent volumes are about 19,600 just south of Amesti but only about 9,000 north of this. Two-way left turn lane could help mitigate conflicts due to frequent driveways.	Approved plan line exists for Green Valley Road from Amesti Road to Arroyo Road.
3. Highway 152 (East Lake Avenue) - Widen to 3 Lanes (Watsonville City Limits to College Road)	This link is projected to operate at LOS E under General Plan Buildout.	
4. Freedom Boulevard-Improved 4 Lanes from Airport Boulevard to Green Valley Road.  Proposed improvement: At a minimum, add shoulder, curb, gutter, bike lanes, sidewalk.	The intersections at Green Valley Road and Airport Boulevard are forecast to be at LOS D- and F under General Plan Buildout.	Approved plan line exists for this segment.
<b>Carbonera/Felton</b>		
1. Highway 9 (Graham Hill Road to Alba Road) - Construct left turn pockets, Widen Shoulder	The 1985 RTP analysis indicated the section from Felton to Glen Arbor was already at capacity northbound in the PM peak hour.	

The following list includes currently unsignalized intersections that are either planned for signals or appear likely to meet Caltrans signal warrants.

If not otherwise planned for signal installation, signal warrants should be checked, ideally annually.

<p><b>Figure 3-19</b> <b>Planned and Potential Signals</b></p>	
<b>Intersection</b>	<b>Status</b>
Brommer Street/7th Avenue	Signal planned short-term
Portola Drive/41st Avenue	Signal planned mid-term
7th Avenue/East Cliff Drive	Unsignalized LOS under Alternative 2 (no widening) would be E overall, but both left turns probably would operate at capacity.
Highway 1 northbound ramps/Porter Street/Bay Avenue	Signal planned this year.
Highway 1 southbound ramps/Porter Street/Bay Avenue	Signal planned this year.
Highway 1 northbound ramps/State Park Drive	Possible signal mid-term.
Highway 1 southbound ramps/State Park Drive	Possible signal mid-term.
Soquel Drive/Freedom Boulevard	Signal planned long-term.
Highway 1 southbound ramps/Rio Del Mar Boulevard	Ramps to be signalized short-term.
Highway 1 northbound ramps/Rio Del Mar Boulevard	Ramps to be signalized short-term
Clubhouse Drive/Rio Del Mar Boulevard	Consider redesign and signalization short to mid- term.
Soquel Drive/Trout Gulch Road	Meets signal warrants. Previously proposed.
Soquel Drive/Rio Del Mar Boulevard	Signal planned mid-term.
Soquel Drive/Robertson Street	Signal planned mid-term.
Soquel Drive/Daubenbiss Avenue	Signal planned short-term.
Soquel Drive/Main Street	Signal planned short-term.
Soquel Drive/Capitola Avenue	Signal planned short-term.
Soquel Drive/Willowbrook Lane	Signal planned mid-term.
Soquel Avenue/17th Avenue	Possible signal mid-term.
Hwy 9/Glen Arbor Road/Mill Street	Signal planned mid-term.
Green Valley Road/Paulson Road	Possible signal short-term.
Soquel Drive/Dominican Hospital main entrance	Meets signal warrants.

## COMMODITIES MOVEMENT

### Objective 3.17 Commodities Movement

To provide a system for the efficient transport of commodities which serves the needs of residents and industry without degrading the environment or adversely impacting the rest of the transportation system.

#### Policies

##### 3.17.1 Peak Hour Goods Movement

Encourage minimum movement of goods by truck during peak traffic flow hours.

##### 3.17.2 Peak Hour Loading

Limit on-street loading and unloading of goods on arterials to non-peak traffic hours.

##### 3.17.3 Rail/Air

Encourage commercial, industrial, and agricultural developments to utilize rail and/or air cargo for commodity movement.

##### 3.17.4 Residential Impacts

Develop access to loading and unloading facilities from non-residential streets. Require buffering from residential uses.

##### 3.17.5 Street Design

Require streets and interior circulation systems in new developments adequately to provide for truck delivery and utility services.

##### 3.17.6 Access

Require adequate loading facilities in developments.

##### 3.17.7 Commodities

Give priority to the improvement of highways carrying a significant amount of goods movement, particularly agricultural goods.



## **Programs**

- a. Institute a system of truck routes which limit truck traffic on collectors and local streets and in recreational areas to delivery and utility service trucks as much as possible. (Responsibility: Public Works, Board of Supervisors)
- b. Continue the program to upgrade railroad crossings. (Responsibility: Public Works)
- c. Protect railroad rights-of-way from the intrusion of parked vehicles. (Responsibility: Public Works)
- d. Protect railroad rights-of-way by identifying the need for and developing Public Utilities Commission approved pedestrian crossings. (Responsibility: Public Works)
- e. Support the continued operation of cargo service at the Watsonville Airport. (Responsibility: Board of Supervisors)
- f. Adopt as part of regular updates of the General Plan and LCP Land Use Plan, land use policies and programs which:
  - Increase the potential for movement of goods by rail.
  - Encourage the use of air freight.
  - Provide for major shipping activities along arterial.
  - Require use of rail for the movement of goods to the maximum extent possible.(Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- g. Continue and expand the use of discretionary permit conditions regulating the amount of bulk commodities such as sand, gravel, cement and lumber that must be shipped by rail. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- h. Require commercial facilities located near existing rail to retain access for rail shipping facilities. (Responsibility: Planning Department, Public Works, Planning Commission, Board of Supervisors)

## AIR TRAVEL

(Also see policies on Air Travel in section 6.9, Noise Impacts from Air Transportation.)

### PUBLIC AIRPORTS

#### Objective 3.18 Airport Area Safety

To enhance the safety and security of the airport environs around Watsonville Municipal Airport and to control the development and use of private air strips and heliports.

#### Policies

##### 3.18.1 Prevention of Airspace Obstructions

Prevent the construction, erection, or operation of any object that obstructs the airspace required for the flight of aircraft landing or taking off, that interferes with radio transmissions next to the airport, or which emits a steady or flashing light, except as needed for airport operations.

##### 3.18.2 Creation of New Parcels in the Runway Protection Zone Area

Prohibit the creation of any new parcels within the Runway Protection (Clear or A) Zone. This prohibition does not apply to lot line adjustments, if the total number of existing parcels does not increase and the lot line adjustment does not increase safety conflicts by placing potential building envelopes in a more hazardous area.

##### 3.18.3 Land Use Limitation in Runway Protection (Clear or A) Zones

Limit new development within the Runway Protection (Clear or A) Zone to residential infill on existing vacant legal parcels and remodeling, refurbishing, or expansion of existing structures. Require that new structures or additions be sited to minimize potential safety conflicts. The maximum allowable residential density in the Runway Protection Zone area shall be equivalent to Urban Low Residential (R-UL), and the construction of new accessory dwelling units is not permitted.

##### 3.18.4 Land Use Limitation in Airport Approach (B) Zones

Allow a maximum residential density equivalent to Urban Low Residential (R-UL) within the Airport Approach (B) Zones.

##### 3.18.5 Deed Recordation Acknowledging Airport Hazard

Require, as a condition to any building permit for the expansion of any structure or the creation of any new structures in the Runway Protection (A) or Airport Approach (B) Zones, that a statement be recorded on the deed for the parcel acknowledging the presence of an airport hazard, and describing the restriction on air space obstruction, interference with radio transmissions, and creation of lighting hazards in the area surrounding the airport.

## **Programs**

- a. Develop specific design policies for the airport area including special standards for Noise Impact (c) zones, focusing on noise attenuation and siting that minimizes safety conflicts. Consider safety and noise issues associated with airport operation as well as resident's ability to improve, remodel, or refurbish their property. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, and City of Watsonville)
- b. Work with the City of Watsonville, aviation interests, and community members to ensure compatibility between the airport and surrounding neighborhoods. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, City of Watsonville)
- c. Amend Volume II of the County Code to include an RPZ (Runway Protection Zone) Combining District with regulations that implement the safety standards of this section. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Aiport Clear Zone Constraint Maps are on file with the Planning Department.



## PRIVATE AIR STRIPS

### Objective 3.19 Private Air Strips

To control the development and use of private air strips.

#### Policies

##### 3.19.1 Heliports

Restrict heliport construction and helicopter use, and permit these only in conjunction with emergency medical treatment, emergency law enforcement, and commercial agricultural purposes.

##### 3.19.2 Private Air Strips

Allow the continued operation of existing private air strips in rural residential and agricultural areas provided their use is restricted to the owner's planes and those of an occasional guest and are consistent with the following program.

#### Program

a. Require that Use Permits for private air strips be approved by the Board of Supervisors and apply the following minimum standards:

- New air strips may not intrude on agriculturally productive land. No less than 75 percent of the proposed air strip should be on non-agriculturally productive land.
- The air strips must be outside of air traffic control zones and a safe distance from existing airports (generally three miles).
- Sites for proposed air strips must be a reasonable distance from urban and suburban residential areas, and compatible with the surrounding neighborhoods.
- The total number of airplanes at any private air strip should be limited to those of the owner(s).
- A drainage plan for the air strip must be approved by the Department of Public Works, if significant drainage problems are identified.
- Obtain approval by the State Department of Transportation, Division of Aeronautics.

(Responsibility: Planning Department)

## IMPLEMENTATION

### Objective 3.20 Staging of Improvements

To prioritize transportation improvements in the annual Capital Improvement Program based on established priorities described in this Circulation Element.

#### Policies

##### 3.20.1 Priorities for Improvements

The Capital Improvement Program should give highest priority to projects that:

- Implement Congestion Management Program goals
- Improve safety
- Require little capital investment
- Serve the greatest number of local residents and employees
- Limit auto use and reduce environmental impacts.
- Serve both local residents and employment travel needs as well as visitor serving uses.

##### 3.20.2 High Occupancy Vehicle (HOV) Improvements

Promote as County policy the inclusion of HOV lanes in the Regional Transportation Plan's constrained funding project list.

##### 3.20.3 Dedication of Public Rights-Of-Way

Require dedication of public rights-of-way for public use and maintenance on all streets to ensure an integrated circulation system consistent with Government Code Sections 65909(a) and 66475.4(b). Dedication shall be consistent with the adopted street standards as in the County of Santa Cruz Design Criteria.

##### 3.20.4 Maintenance of Any Project Interior Circulation System

Require maintenance of any project interior circulation system by an improvement association or other continuing mechanism.

##### 3.20.5 Plan Lines

Establish specific plan lines for future road improvements consistent with the General Plan and LCP Land Use Plan adopted road system and the Design Criteria, as adopted by the Board of Supervisors.

##### 3.20.6 Planned Future Road Projects

Require development projects to dedicate frontage property and construct improvements per approved plan lines consistent with Government Code Sections 65909(a) and 66475.4(b).

## Programs

- a. Continue the high traffic hazard identification program. Eliminate and/or improve congested and critical intersections. (Responsibility: Public Works)
- b. Continue and expand the street safety lighting program to include provisions for the safety of pedestrians and transit patrons. (Responsibility: Public Works)
- c. Encourage the strict enforcement of the Vehicle Code and support driver education and bicycle safety programs. (Responsibility: Board of Supervisors, Superior Court, Municipal Court)
- d. Ensure adequate maintenance of streets sufficient to avoid deterioration of facilities. (Responsibility: Public Works)
- e. Advocate priority funding for the construction of HOV lanes on Highway 1 and Highway 17. (Responsibility: Board of Supervisors, Transportation Commission)



## **Objective 3.21 Funding**

To establish a transportation system that is within the County's ability to finance and operate.

### **Policies**

#### **3.21.1 New Transportation Revenues**

Investigate new federal, state and local revenue sources for critical transportation needs, including non-general fund County or regional contribution toward state highway improvements.

#### **3.21.2 Minimize Impacts to General Fund**

Utilize all available public and private sources of funding for transportation development; do not utilize the County's General Fund for transportation development.

#### **3.21.3 Transportation Impact Fees**

Require those benefiting from transportation improvements to pay a fair share of the costs through assessment of fees on new developments.

#### **3.21.4 Mitigation Requirements**

Require new development projects to mitigate their impacts on transportation facilities through system improvements and/or transportation impact fees.

#### **3.21.5 Distribution of the Cost Of Road Construction**

Consider the distribution of the cost of road improvements equitably among benefiting property owners.

#### **3.21.6 Legislation**

Actively support legislation which would increase the share of gasoline tax made available for local road maintenance and construction.

#### **3.21.7 Live Oak: Highway 1 Interchange Improvements**

Require all major development projects which impact the traffic flow at the Soquel Drive/Soquel Avenue interchange with Highway 1 to contribute funding for the planned roadway improvements on Soquel Avenue/ Soquel Drive and/or improvements at the Soquel Drive/Soquel Avenue interchange with Highway 1, either through the establishment of a special transportation improvement assessment area or through conditions of approval on development permits to mitigate project impacts.

### **Programs**

a. Advocate legislation to allocate state funds to communities providing statewide recreational opportunities.  
(Responsibility: Board of Supervisors)

b. Examine potential changes to traffic/roadside impact fee program already operating in Aptos, Soquel, Pajaro Valley, and Live Oak. Changes could include expansion to new areas covered, changes in fees to match recent construction costs, and reductions in the fee for mitigating factors (TDM program or multi-use developments).  
(Responsibility: Planning Department, Public Works, Board of Supervisors)

c. Support countywide traffic impact fees to provide funding for improvements needed to mitigate impacts of major development projects that may occur in a different jurisdiction than the project location or on state highways. (Responsibility: Board of Supervisors)

## **Objective 3.22 Plan Revision**

To update the Circulation Element on a regular basis to take into account changing travel patterns, land uses, technology, and legislation.

### **Policies**

#### **3.22.1 Respond to New Regional Plans**

Review and update the Circulation Element to be generally consistent with any major updates of key regional plans such as the Regional Transportation Plan or the Monterey Bay Unified Air Pollution Control District Air Quality Management Plan.

#### **3.22.2 Monitoring and Revisions**

Effectiveness of the Circulation Element should be monitored and reported every one to three years.





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## **Chapter 4**

# **HOUSING**

- POPULATION AND HOUSEHOLDS
- HOUSING STOCK
- EVALUATION OF 1985 HOUSING ELEMENT
- EXISTING HOUSING RESOURCES
- VACANT/UNDERDEVELOPED LAND
- HOUSING CONSTRAINTS



## CONTENTS

	Page
<b>Introduction (4.1)</b> _____	4-1
General Plans and Housing Elements	
Public Participation	
<b>Population and Households (4.2)</b> _____	4-5
Population Growth	
Population Distribution	
Household Size	
Household Type and Ethnicity	
Households by Income Level	
Future Household Estimates	
Households With Special Needs:	
• Senior Households	
• Single Parent Households	
• Overcrowded Households	
• Disabled Households	
• Farmworker Households	
• Homeless Households	
<b>Housing Stock (4.3)</b> _____	4-32
Number of Housing Units	
Type of Unit	
Housing Units by Tenure	
Vacancy Rates	
Housing Age and Condition	
Cost of Housing	
Affordability of Housing	
Affordable Units in the Housing Stock	
Housing in the Coastal Zone	
<b>Evaluation of 1985 Housing Element (4.4)</b> _____	4-44
Background Information	
Effectiveness of the 1985 Element and	
Progress in Implementation:	
• Housing Supply Goal	
• Housing Affordability Goal	
• Existing Housing Conditions Goal	
• Equal Housing Opportunity Goal	
Appropriateness of Goals, Policies and Objectives	



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**Existing Housing Resources (4.5)** \_\_\_\_\_ 4-57

Affordable Housing Unit Inventory

Housing Resource Programs

Housing Support Services

**Vacant/Underdeveloped Land (4.6)** \_\_\_\_\_ 4-65

Urban Area Build-Out Potential

Rural Area Build-Out Potential

Non-Residential Land

**Housing Constraints (4.7)** \_\_\_\_\_ 4-71

Market (Non Governmental) Constraints

- Land and Construction Costs

- Financing Costs

Governmental Constraints

- Land Use Controls

- Codes and Enforcement

- Estimated Residential Development Fees

- Local Processing and Permit Procedures

- Land and Infrastructure

**Goals, Objectives, Policies and Programs (4.8)** \_\_\_\_\_ 4-89

1991-1996 Housing Needs

1991-1996 Housing Goals and Objectives

- Housing Supply

- Housing Affordability

- Existing Housing Conditions

- Equal Housing Opportunity

	Page
<b>Appendices</b>	113
#1: Representative List of Housing Assistance Funds	113
#2: Glossary of Terms	117
#3: References	120
#4: Map of AMBAG Housing Market Areas	123
#5: List of Redevelopment Agency Projects	124
#6: Pending Affordable Housing Projects (1991)	126
#7: AMBAG Correspondence regarding Regional Housing Needs Plan	128
#8: Letters from Developers of Affordable Housing Projects	151
#9: Resources Available to Homeless Persons	156
#10: Additional Analysis of Potential Governmental Constraints	161
#11: Certification of 1985 Housing Element: Resolution #97-90	169
#12: Meeting Rehabilitation Objectives	185
#13: Housing Funds Sought/Received, 1985-91	189
#14: Production of Lower and Very Low Income Housing	211
#15: Redevelopment Housing Funds	213
#16: List of Meetings and Public Hearings Held During Preparation of the 1991-96 Housing Element	217
#17: Map Showing Location of Private Farm Labor Housing Camps	220
#18: Summary of Revisions to Farmworker Housing Ordinance (1991)	222
#19: Listing of Mobile Home Parks, Mobile Home Spaces and Recreational Vehicle Spaces in Santa Cruz County	224
#20: Levels of Service for Selected Intersections in Santa Cruz County	231
#21: Inventory of Land Suitable for Residential Development	234





## **SECTION 4.1: INTRODUCTION**

### **GENERAL PLAN HOUSING ELEMENT AND IMPLEMENTING ORDINANCES**

Cities and counties in California are required to develop General Plans, which are long-range planning documents. A community's General Plan typically provides a comprehensive and long-term strategy for the physical development of the community and any adjoining land. There are seven subject areas that must be addressed in a community's General Plan, although other subjects can also be added based on the community's needs and objectives. The seven mandated "elements" that each General Plan must contain include land use, circulation, conservation, open space, noise, safety and housing.

Various mandatory provisions of State law pertaining to Housing Elements have been suspended by the State Legislature because of the lack of State funds to pay for the mandates in accordance with Article III, Section 6 of the California Constitution. Regardless of the effect of this Legislative action, the County has proceeded with

preparation and adoption of this updated Housing Element of the General Plan because of the County's commitment to facilitating adequate housing for all County residents. The Housing Element contains the following:

- evaluation of existing housing needs,
- estimates of projected housing needs,
- review of previous Housing Element goals and programs,
- inventory of adequate sites for housing and evaluation of infrastructure condition and requirements,
- identification of constraints on housing, including governmental as well as nongovernmental constraints,
- development of housing programs to address identified needs, and
- quantifiable objectives for attainment of new construction, rehabilitation and conservation housing needs.

The analysis and quantification of projected housing needs described in Article 10.6 of the Government Code is required to include the locality's share of the regional housing need as established by the Department of Housing and Community Development and the local council of governments. For Santa Cruz County this council of governments is the Association of Monterey Bay Area Governments (AMBAG). The County has referenced these new construction goals throughout this Element (referred to as AMBAG or HCD "Fair Share" goals), but

requested a revision to these goals. The basis for this requested revision is discussed in Appendix #7. Although disagreeing with the methodology used to develop the AMBAG and HCD Fair Share goals, the County has, in accordance with Government Code Section 65584, used the original fair share allocated to the County by AMBAG in developing this Housing Element.

State housing law also recognizes that the projected housing needs may exceed available resources and the County's ability to satisfy the needs within the context of General Plan requirements. An Environmental Impact Report (EIR) has assessed the impacts of various density alternatives for the General Plan Update. The EIR concluded that the projected housing goals required by the AMBAG "Fair Share" allocation would exceed the County's available resources and would result in many significant unavoidable environmental impacts that could not be mitigated. A detailed description of environmental, infrastructure and other public service constraints to housing production is contained in Section 4.7: Housing Constraints.

Important housing initiatives being undertaken by the County will give the County the potential to meet the AMBAG goals. Chief among those is the adoption and implementation of revisions to the County's Second Unit Ordinance (Section 13.10.323, 13.10.681 and 13.10.700 of the County Code) and the County's revised Density Bonus Ordinance.

Volume II of the County Code contains many of the land use and housing regulations of the County of Santa Cruz. Numerous references to housing-related code sections are contained in this element, although it should be noted that these code sections may change from time to time due to recodification of the Code.

## HOUSING ELEMENT: COUNTY OF SANTA CRUZ

This document constitutes the updated (1994) Housing Element for the County of Santa Cruz, as adopted by the Board of Supervisors. The updated Element was first prepared and submitted to HCD on July 1, 1991. Since then, the Element has undergone several revisions prior to its adoption by the Board of Supervisors in conjunction with the County's General Plan. The Housing Element was prepared pursuant to Article 10.6 of the Government Code (State Housing Element Law) and was developed to address the issues noted above. The County's Housing Element also includes information not required by Article 10.6 but important to the evaluation of housing needs. For example, Section 4.5 of the Element is a comprehensive inventory of the existing affordable housing resources in the County. This inventory was designed so that the reader would be able to obtain a comprehensive overview of the range of housing opportunities currently available in the County. This inventory is information that is important in order to evaluate housing needs and is supplemental to that required by State Housing Element Law.

The updated Housing Element is the fourth Housing Element prepared by the County of Santa Cruz. The County originally adopted its first Housing Element in 1970, revised it in 1980 and then again in 1985. The updated Housing Element includes an evaluation of the progress made by the County since the 1985 Element was adopted. This evaluation is included in Section 4.4 of the updated Element. Following is the full range of sections and issues included in the updated Element:



<b>Section 4.1:</b>	<b>Introduction</b>	Description of Housing Element and its relationship to the County General Plan and to State Housing Element law; public participation process.
<b>Section 4.2:</b>	<b>Population and Households</b>	Data regarding population growth and types of households living in Santa Cruz County.
<b>Section 4.3:</b>	<b>Housing Stock</b>	Data describing type and amount of housing available in Santa Cruz County.
<b>Section 4.4:</b>	<b>Evaluation of 1985 Housing Element</b>	Description of goals, policies and programs included in the 1985 Housing Element, and evaluation of the County's progress in implementing the Housing Element since 1985.
<b>Section 4.5:</b>	<b>Existing Housing Resources</b>	Identification of the type and amount of affordable housing opportunities and resources currently available in Santa Cruz County.
<b>Section 4.6:</b>	<b>Vacant/ Underdeveloped Land</b>	Description of the amount of vacant or underutilized land available for residential development.
<b>Section 4.7:</b>	<b>Housing Constraints</b>	Governmental and non-governmental constraints to the production of adequate housing opportunities.
<b>Section 4.8:</b>	<b>Housing Needs, Goals, Objectives and Programs</b>	Estimate of future household and housing unit needs for the 1991-96 time frame; description of goals, objectives and programs to address those needs.



## **PUBLIC PARTICIPATION**

An important part of the Housing Element update process is the participation by interested members of the community. During the preparation of the Housing Element update, the public was invited and encouraged to participate in a number of ways. Following is the plan that was developed for public participation in the update process.

### **1. Public Review of Document for 30 Days**

Copies of the proposed final draft document were made available for public review and comment for a 30 day period. Availability of the document was posted at the County Governmental Center in Santa Cruz as well as the Governmental Annex in South County.

Notice that the final draft Housing Element was available for review was sent to community groups that represent households of various economic backgrounds (i.e. very low income, lower income and moderate income households) as well as groups that represent special need households. The notice included information as to the content of the document and the location where it could be reviewed. Further, information was provided in the notice as to where comments on the document could be sent as well as any public hearings that were scheduled for the document.

### **2. Public Meetings and Public Hearings**

Three decision making bodies were involved in receiving public comment on the Housing Element: the Housing Advisory Commission (HAC), the Planning Commission and the Board of Supervisors. An informational session and public meeting on the initial preparation of the 1991 Housing Element was held in early February, 1991 before the HAC. Information about the HAC meeting was sent to over 50 groups and individuals. The groups notified were community agencies, developers and organizations that represent a variety of different types of households, including lower income households and special need households. Public hearings on the draft and final document were also held before the HAC, Planning Commission and the Board of Supervisors. A 14-day notice of these hearings was advertised in the local newspapers, and posted at the Governmental Center in Santa Cruz and the Governmental Annex in south county. Interested community groups were also notified of the HAC, Planning Commission and Board of Supervisor hearings. In addition, in 1991 the County held several

special meetings at farm labor camps to discuss the housing needs of farmworker households. A complete list of these meetings as well as all other meetings and public hearings held in conjunction with the preparation of the 1991-96 Housing Element is contained in Appendix #16 of this document.

### **3. Housing Advisory Commission (HAC)**

The HAC is an important component of the public review of housing issues in Santa Cruz County. Members of the HAC are appointed by the Board of Supervisors and represent the different geographic areas of the County. The HAC is charged with reviewing housing issues in the County and presenting their recommendations to the Planning Commission and the Board of Supervisors. The HAC meets on a monthly basis and is provided staff support by the Planning Department. The HAC provides initial review and comment on proposed housing programs and housing issues of concern, and serves as a public review body for Housing Element updates and revisions.

### **4. Open Public Participation in the General Plan Update Process**

At the same time that the Housing Element was being updated, the County began the process of updating other elements of the General Plan. This process involved a series of community planning workshops focused on the urban areas of the unincorporated County. While housing was not the focus of these meetings, housing issues were discussed and feedback has been incorporated into this Housing Element.

## SECTION 4.2: POPULATION AND HOUSEHOLDS

### POPULATION GROWTH

The population of Santa Cruz County has increased steadily during the past three decades. In 1960, the County's total population was 84,219 persons; by 1990, it had increased to 235,335 persons. (1990 population estimates from the Department of Finance were used to

ensure consistency with other data in this section. 1990 U.S. Census data received in early 1991 indicate that the County's total 1990 population is 229,734 persons. The population for the unincorporated area of the County, according to the 1990 US Census, is 130,809 persons.) In the decades between 1960-1980, the County's rate of population growth exceeded that of the State of California. During the 1980-1990 decade, the County's average annual growth rate reflected the approximate rate of growth for the State.

In looking at growth rates for the unincorporated County only, the average annual growth rate for the County exceeded that of the State for the same time periods, although only minimally for the 1980-90 decade.

**Table 2.1**  
**Population Increase, 1960-90**  
**California and Santa Cruz County, Incorporated (Inc.)**  
**and Unincorporated (Uninc.) Areas**

	Santa Cruz Co. (Inc. and Uninc.) Uninc.)	Growth Rate (Inc. and Uninc.)	Growth Rate (Uninc.)	State of California	Growth Rate
1960	84,219*			15,720,860*	
1970	123,788*	3.9%	4.9%	19,957,304*	2.4%
1980	188,141*	4.2%	4.5%	23,668,145**	1.7%
1990	235,335*	2.26%	2.3%	29,473,000**	2.23%

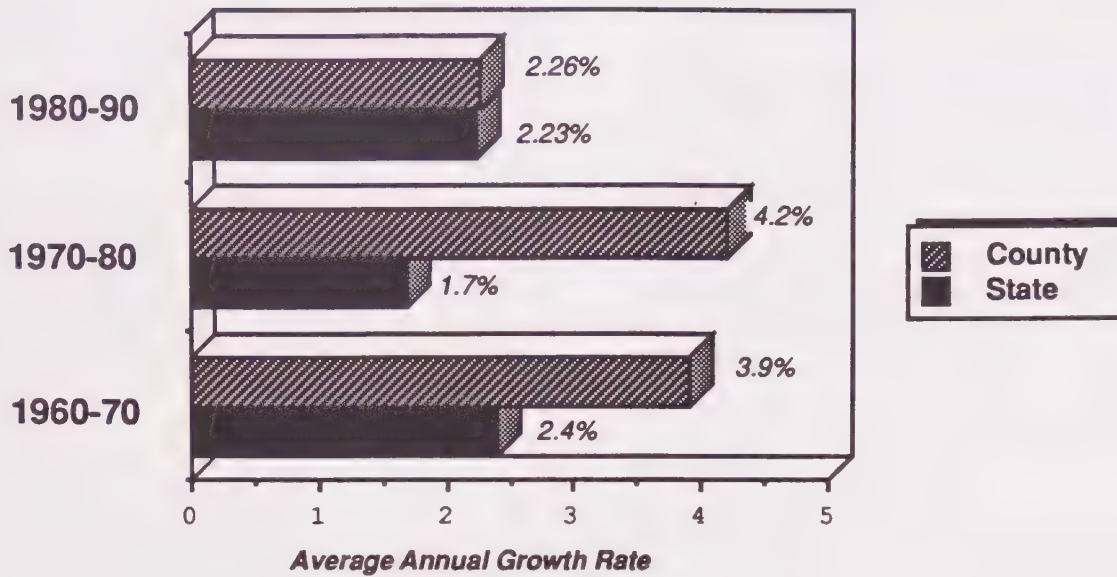
\* Source: US Census and 1985 County of Santa Cruz Housing Element

\*\* Source: State of California, Dept. of Finance (Please Note: 1990 population estimates from the Department of Finance were used in this table to ensure consistency with other data in this section. 1990 US Census data received in early 1991 indicate that the County's total 1990 population is 229,734 persons. The population for the unincorporated area of the County, according to the 1990 US Census, is 130,809 persons.)

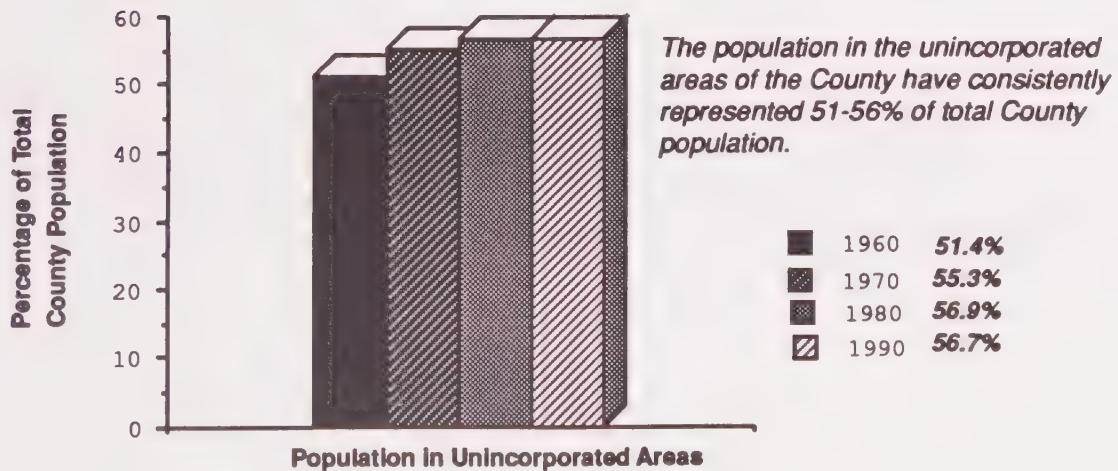
Growth rates are compound average annual rates.



**Table 2.2**  
**Comparison of Growth Rates, 1960-90**  
**County of Santa Cruz and State of California**



**Table 2.3**  
**Population of Unincorporated Areas**  
**as a Percentage of Total County Population, 1960-1990**



Source: U.S. Census (1960, 1970, and 1980)  
 State of California, Department of Finance (1990)



## POPULATION DISTRIBUTION

The unincorporated areas in the County have consistently represented over half of all the population in the County. For example, in 1960, the population in the unincorporated areas represented 51.4% of the County's total population. By 1990, that percentage had increased to a total of 56.7% of all the Countywide population. The population count for the unincorporated areas of Santa Cruz County was 133,461 persons, as of January 1, 1990 (according to Department of Finance estimates); the 1990 U.S. Census estimate was 130,809 persons in unincorporated Santa Cruz County.

The 1990 "Regional Housing Needs Plan," prepared by the Association of Monterey Bay Area Governments (AMBAG), estimates the distribution of population in the County by "Housing Market Area" (HMA)s. According to that report, the majority of the population in the unincorporated areas of Santa Cruz County live in the

"North Central Santa Cruz County HMA," which is all of the County's unincorporated area except that in the Pajaro Valley. Only 13% of the unincorporated population was estimated to be living in the Pajaro Valley HMA. AMBAG defines HMAs as areas which are geographically and economically distinct from the rest of the region and which have similar housing needs. In order to determine the boundaries of these Housing Market Areas, AMBAG used 1980 U.S. Census data commuting patterns of residents to their places of employment. A map identifying the census tract locations of the two Housing Market Areas is enclosed in Appendix #4 in this Housing Element.

**Pajaro Valley Housing Market Area (HMA)** contains sections of northern Monterey County adjacent to the Pajaro River and the southern section of Santa Cruz County, primarily the area surrounding the City of Watsonville.

**North Central Santa Cruz County Housing Market Area (HMA)** is the remainder of Santa Cruz County not included in the Pajaro Valley Housing Market Area.

<b>Table 2.4</b> <b>Population Distribution, 1990 and 1995</b> <b>by AMBAG Housing Market Area (HMA)</b> <b>County of Santa Cruz (Unincorporated Area)</b>		
	<b>1990</b>	<b>1995 (Estimate)</b>
<b>Pajaro Valley HMA</b>	18,010	23,869
<b>North Central Santa Cruz County HMA</b>	117,176	127,421
<b>Totals</b>	<b>135,186*</b>	<b>151,290</b>

Source: "Regional Housing Needs Plan", AMBAG, June, 1990 (Table 9)

\*Please note that AMBAG's 1990 population differs from the estimated 1990 population count by the State of California, Department of Finance (133,461 persons) and the 1990 U.S. Census estimate (130,809 persons).

# HOUSEHOLD DATA

## HOUSEHOLD SIZE

For purposes of looking at housing supply and demand, it is useful to translate information from population figures to household data. According to data from the State of California Department of Finance, there were 235,335 persons in the unincorporated and incorporated areas of the County as of January 1, 1990. Of this total, 7,500 persons were living in group quarters and the remaining 227,835 were part of the estimated 83,441 households in the County. The majority of County residents in group quarters occupy residential quarters at the University of California, Santa Cruz. As of 1990, households in the unincorporated areas of the County accounted for 46,717 of the total 83,441 households, or 56% of all County households.

Household size is an important consideration when addressing housing issues. The number of people occupying a housing unit may reflect a demand for additional units in the housing market. For example, a continued decrease in household size combined with an increase in population may indicate a demand for additional housing units to accommodate the new household formations. Also, dramatic increases in household size, with a corresponding decrease in vacancy rates, could indicate a lack of available housing in the area. In this instance, household size would increase if several unrelated individuals share the available housing or if adult children are unable to leave the family home and form their own household due to a shortage of housing. Increases in household size may also relate to housing affordability, if more than one wage earner is needed to afford the average priced housing in an area. In the County, the average household size has increased steadily over the last decade. In 1980, the household size was 2.54 persons per household; by 1990, that number had increased to 2.73 persons per household. The average household size for the unincorporated area is 2.81 persons per household. As Table 2.5 illustrates, the City of Capitola had the smallest 1990 average household size and the City of Watsonville had the largest.

The 1990 Countywide average household size of 2.73 persons per household closely matches the average household size of 2.7 experienced during the 1960s and 1970s. It exceeds the average household size of 2.5 persons per household characterizing the 1980s.

The State's average household size closely matches that of the County's. In 1990, the average household size for the State was 2.72 persons per household. The State Department of Finance estimates that the average household size will remain stable throughout the 1990s. After the year 2000, the Department of Finance projects a gradual decline in average household size, with a decrease to 2.60 persons per household by the year 2020.

Table 2.5 Persons Per Household (Average Household Size) County of Santa Cruz	
City of Capitola	2.18
City of Santa Cruz	2.51
City of Scotts Valley	2.73
City of Watsonville	3.05
County of Santa Cruz (Including Cities)	2.73
County of Santa Cruz (Unincorporated)	2.81
Source: State of California, Department of Finance 1/90	



## HOUSEHOLD TYPE AND ETHNICITY

The most comprehensive County household data available at the time of the initial work on this Housing Element was from the 1980 U.S. Census. In 1980, 64.6% were "family" households, e.g. those households typically headed by a married couple. Another 25% of all households were one person households, and the remaining 10% of all County households were classified as "non-family" households. These non-family households had two or more persons living together in a housing situation, but not necessarily related by the usual ties of blood or marriage.

Table 2.6 identifies the proportion of households according to whether there were children present in the

household and by the type of household.

The 1980 Census data also provided information in regard to racial or ethnic background. According to the 1980 data, 87% of the countywide population considered themselves "white," with less than 1% of the population of black racial origin. Another approximate 1% was of Indian or Eskimo origin and 2.6% of the population was Asian or Pacific Islander. The County's largest significant minority was of Spanish origin, comprising 14.7% of the total population. The households of Spanish origin live primarily in the southern part of the County in and surrounding the City of Watsonville. Other areas where significant numbers of households of Spanish origin live are in the City of Santa Cruz and in some of the agricultural lands in the northern part of the County.

**Table 2.6**  
**Household Type - County of Santa Cruz, 1980**

	With Children Under 18 Yrs.	W/o Children Under 18 Yrs.	Total	% of All Households
One Person	N/A	N/A	18,171	25.3%
Married Couple Family	17,030	20,815	37,845	52.7%
Other Family	5,299	3,219	8,518	11.9%
Two or More Person Non-Family	N/A	N/A	7,259	10.1%
Total	N/A	N/A	71,793	100%

Source: U.S. Census, 1980



## HOUSEHOLDS BY INCOME LEVEL

In reviewing household information, it is useful to evaluate the proportion of households by income level. The four categories used to determine income levels are very low, lower, moderate and upper income households. These income levels are determined by establishing the median income for the area and adjusting that income by household size. In the County of Santa Cruz, the area's 1990 median income was determined to be \$39,700 for a household of four persons (Source: State of California, Department of Housing and Community Development).

A low or lower income household is typically defined as a household with an annual income of 80% or less of the areawide median income. Therefore, a four person household with an income of \$31,750 or less would be considered a lower income household in Santa Cruz County. The threshold for the definition of a very low income household is usually 50% of median income (however, this percentage is sometimes adjusted depending on whether the geographic area has a significantly higher or lower than normal median income). A household is considered moderate income if their annual income does not exceed 120% of the areawide median income. In Santa Cruz County, a four person household with an annual income of no more than \$47,650 would be considered moderate income in 1990.

For housing programs that are assisted with either State or Federal funds, the typical household income levels that are considered eligible for assistance are lower or

very low income. Locally assisted housing programs, especially those funded with Redevelopment tax increment funds, can assist lower and very low income households, as well as moderate income households.

The "Regional Housing Needs Plan," prepared by AMBAG in 1990, also estimates the number of households by income level according to 1980 U.S. Census data. This report separates those households living in the Pajaro Valley HMA from those living in the North Central Santa Cruz County HMA (all those areas in the County except for the Pajaro Valley). According to the 1990 AMBAG report, 34% of all the households in the unincorporated area of the Pajaro Valley HMA and 38% of all the households in the rest of the unincorporated areas of Santa Cruz County were of lower or very low income (see Table 2.8).

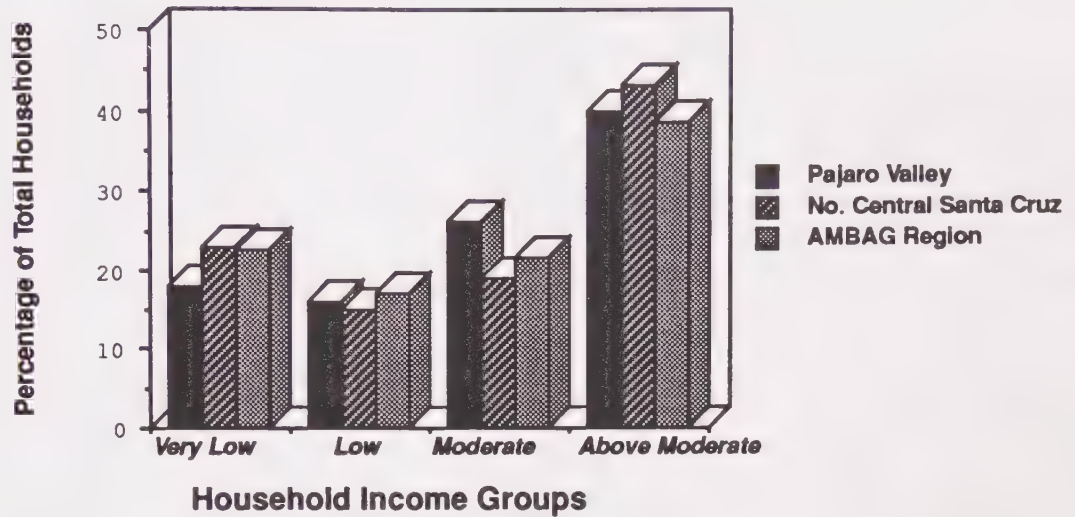
AMBAG used 1989 household income group estimates from Table 2.8 as the basis for developing an allocation of new housing for 1996. For the unincorporated area of the County within the Pajaro Valley HMA, AMBAG established a goal of increasing the area's share of very low and lower income households and decreasing the percentage share of moderate and above moderate income households. The unincorporated area of the County within the North Central Santa Cruz HMA is estimated to increase its share of very low income households and decrease the percentage shares of low, moderate and above moderate income households; however, all of the proposed changes in the North Central Santa Cruz HMA are of very modest amounts.

**Table 2.7**  
**Maximum Household Income Limits - County of Santa Cruz**

	Number of Persons In Family				
	1	2	3	4	5
<b>Very Low Income</b>	\$16,150	18,450	20,750	23,050	24,900
<b>Lower Income</b>	\$22,250	25,400	28,550	31,750	33,750
<b>Median Income</b>	\$27,800	31,750	35,750	39,700	42,200
<b>Moderate Income</b>	\$33,350	38,100	42,900	47,650	50,600

Source: State of California, Department of Housing and Community Development, 1990

**Table 2.8**  
**Households by Income Level**  
**for County of Santa Cruz (Unincorporated Areas)**  
**and the AMBAG Region, 1989**



	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>Pajaro Valley HMA (Unincorporated Areas)</b>	18.0%	16.0%	26.0%	40.0%	100%
<b>North Central Santa Cruz HMA (Unincorporated Areas)</b>	23.0%	15.0%	19.0%	43.0%	100%
<b>Santa Cruz/Monterey AMBAG Region (Incorporated and Unincorporated)</b>	22.7%	17.0%	21.7%	38.6%	100%

Source: "Regional Housing Needs Plan", AMBAG, June, 1990 (Table 20)



**Table 2.9**  
**Household Income Groups by Geographic Area**  
**1989 and 1996 (Projected)**  
**County of Santa Cruz (Unincorporated)**

	1989 Units By Income	1989 % Distribution By Income	1996 Goals By Income	1996 Distribution By Income	Construction Goals
<b>Unincorporated Area of County in Pajaro Valley HMA</b>					
Very Low	1,345	18.02%	2,747	22.38%	1,402
Lower	1,181	15.82%	2,240	18.25%	1,059
Moderate	1,949	26.11%	2,808	22.88%	859
Above Moderate	<u>2,989</u>	<u>40.05%</u>	<u>4,478</u>	<u>36.49%</u>	<u>1,489</u>
<b>Total</b>	<b>7,464</b>	<b>100.00%</b>	<b>12,273</b>	<b>100.00%</b>	<b>4,809</b>
<b>Unincorporated Area of County in No. Santa Cruz HMA</b>					
Very Low	10,277	22.91%	12,305	23.70%	2028
Lower	6,884	14.99%	7,902	14.87%	1018
Moderate	8,649	18.82%	9,955	18.73%	1306
<u>Above Moderate</u>	<u>19,643</u>	<u>43.28%</u>	<u>22,465</u>	<u>42.70%</u>	<u>2822</u>
<b>Total</b>	<b>45,453</b>	<b>100.00%</b>	<b>52,627</b>	<b>100.00%</b>	<b>7,174</b>

Source: "Regional Housing Needs Plan," AMBAG, June 1990 (Table 20)

## FUTURE HOUSEHOLD ESTIMATES

As identified in Table 2.9, AMBAG has projected the need for approximately 11,983 new units in order to accommodate future household growth through 1996: 4,809 new units in the unincorporated area of southern Santa Cruz County and another 7,174 units in the remainder of the unincorporated County. Following the established statutory procedures for requesting revisions to the draft AMBAG Regional Housing Needs Plan, the County of Santa Cruz requested a reduction of 4,681 units in its 1991-96 new construction goal for a total of 7,302 new units. Six other jurisdictions also submitted local revisions to AMBAG within the 90-day time period

allowed under State law and this request was subsequently rejected, even though it was based on special consideration recognized under Housing Element law. (See Appendix #7.)

Information in the Appendix of this Housing Element provides the documentation of the revision process. Santa Cruz County formally requested a revision on September 12, 1990. The County's reasons for requesting a revision were as follows: (1) The State's allocation to the region is based in part on the assumption that there will continue to be a significant and growing population commuting to Santa Clara County (in the ABAG region). Using this assumption for population projection purposes



compounds and encourages a continued pattern of conduct in ABAG area jurisdictions to provide an inadequate amount of housing within that region to match job growth there; thus creating undesirable pressure on Santa Cruz County housing prices, regional traffic congestion and air pollution. Such projections institutionalize a failure of jurisdictions to meet the requirements of government codes. (2) The initial housing allocation would require unincorporated Santa Cruz County to grow at a rate well in excess of recent historic growth rates. (3) The initial allocations exceed the growth allowed for in the Regional Air Quality Management Plan. (4) The allocation assumed for replacement housing is higher (0.2% per year) than the clearly documented housing loss rate (0.1%) for Santa Cruz County.

More current demographic information confirms the assertion that the AMBAG housing goals overestimated regional population growth for the 1991 through 1996 period. According to estimates prepared by the State Department of Finance (Report 93 P-1, dated April 1993), the population of Santa Cruz County is expected to increase to 264,000 by the year 2000. This total reflects an annual population increase of approximately 1.35% per year, and would result in a population of approximately 246,900 in 1995, an increase of approximately 19,100 from 1989 to 1995. Using 1992 Department of Finance data reflecting an average 2.65 persons per occupied housing unit, this would indicate a need for 7,209 new housing units for the entire County by the year 1995. Even if a rate of 0.2% per year was assumed for replacement housing, that would add an additional 1,146 units to the 7,209 new units, for a countywide total of 8,355 new and replacement housing units. This is significantly less than the 11,903 units estimated by AMBAG for the unincorporated area alone, but is in line with the County's revised housing goal of 7,302 new units by 1996 (or by 1998 with the recently enacted State budget suspension). There is, however, sufficient land designated for residential use and at appropriate densities within the County's urban and rural areas to accommodate the AMBAG fair share allocation.

A brief examination of development applications and approved projects from 1988-1991, conducted by interns in the Planning Department, was used to determine if there is a trend indicating that projects are approved at reduced densities from the County General Plan. The results of this analysis indicate no discernible trend. It was clear that in the past four years, for whatever reasons

- market slow-down, recession, lack of land availability, lack of services, etc. - there were very few residential development applications requiring major discretionary approval from the County. In 1988, only 15 such projects were evident; 21 in 1989; 25 in 1990 and 20 for part of 1991. Some projects, particularly smaller, in-fill subdivisions, have been approved at reduced densities because of lack of basic infrastructure and services to support the higher unit numbers. However, no clear trend was evident, based on Planning Commission and Board of Supervisors decisions for this small sample size.

This analysis showed that in the past two years, housing projects which contain a substantial affordable component have been processed expeditiously, and typically at higher densities than underlying zoning or General Plan requirements. Paloma del Mar in the Pajaro Valley was approved for 130 units (100% affordable) by using density bonus provisions on a site which would have previously allowed 92 units. The 39-unit Greenfarm affordable housing project received a re-zoning and approval in less than 8 months. The O'Neill Ranch project in Soquel is currently planned for 60 units of affordable housing on a site previously zoned for special use. Letters from developers who have recently been through the County's permit process for affordable housing are in Appendix #8.

**Table 2.10  
Summary of Needs  
Households with Special Housing Needs**

<b>Special Need Households:</b>	<i>Affordable Housing</i>	<i>Adequately Sized Units</i>	<i>Variety of Housing Type</i>	<i>Accessible Units</i>
<b>Seniors</b>				
<b>Single Parent</b>				
<b>Overcrowded</b>				
<b>Disabled</b>				
<b>Farmworker</b>				
<b>Homeless</b>				

## HOUSEHOLDS WITH SPECIAL NEEDS

In evaluating household information, the State Department of Housing and Community Development suggests that there are six types of households that may have special needs in regard to housing:

1. Senior Households
2. Single Parent Households
3. Overcrowded Households
4. Disabled Households
5. Farmworker Households
6. Homeless Households

A detailed analysis of each of these household types and their special needs is provided below.

## SENIOR HOUSEHOLDS

Senior households have special housing needs, including affordable housing, physically accessible housing and specialized personal and medical care. In addition, as people live longer and fuller lives, there is a need to provide a spectrum of housing opportunities for senior households that includes services for the "active" as well as the "frail" older adult.

For purposes of this discussion, "senior" indicates a person 60 years or older, unless otherwise noted. There were approximately 33,428 persons 60 years or older in Santa Cruz County, incorporated and unincorporated areas (1990 U. S. Census). These seniors represent approximately 15% of the total County population. In 1980, seniors comprised 17% of the County's total population (32,895 seniors); therefore, the percentage of seniors in the Countywide population has decreased over the last 10 years. The actual number of seniors, however, has remained relatively constant in Santa Cruz County from 1980 to 1990. In looking at the unincorporated area of the County only, there were 18,607 persons over the age of 60 years according to 1990 Census data.

While the number of people who are 60 years of age or more has remained relatively constant during the last 10 years, there has been an increase in the number of persons who are 85 years of age or older. In 1980, there were 2,674 persons over the age of 85 years in the County (incorporated and unincorporated areas); by 1990, however, that figure had increased to an estimated 3,059 persons. It is expected that seniors will continue to represent an important segment of the County's population. A 1990 study entitled "A Study of Congregate Living Needs in Santa Cruz County" estimates that the County's senior population will reach 34,900 by 1995. ("Senior" in this instance is defined as 65 years and older.)



The 1989 Loma Prieta earthquake was especially devastating for the senior population of Santa Cruz County. In all, it is estimated that 299 seniors were displaced due to the earthquake. In the City of Santa Cruz alone, 385 people were permanently displaced from Single Room Occupancy (SRO) quarters; of those, 249 persons were seniors. These SRO units traditionally provided affordable housing opportunities for very low and lower income households. In addition, it is estimated that 500 seniors living in mobile homes throughout the County were affected by the 1989 earthquake. Of those 500 seniors, approximately 10% were in need of replacement housing. In 1990, the Federal Emergency Management Agency (FEMA) awarded approximately \$6 million dollars to the County of Santa Cruz to assist in replacing some of the housing lost as a result of the earthquake. These funds are being used to rehabilitate residential motels, single room occupancy and community service centers which provide housing for lower income households. Projects in the Cities of Santa Cruz and Watsonville as well as in the unincorporated areas of the County were eligible for these funds.

## EXISTING RESIDENTIAL OPPORTUNITIES FOR SENIORS (UNINCORPORATED AREAS)

### RENTAL HOUSING

There are various different types of rental housing opportunities available for seniors including market rate rental units, subsidized rental units, congregate care facilities, residential care facilities, accessory units and shared housing options.

#### • Market Rate Rentals

Standard one bedroom apartments in Santa Cruz County were renting for \$630 in the Fall of 1990, while the average rent for studios was \$540 per month.

#### • Subsidized Rentals

If a senior household cannot afford to pay market rents, there are subsidized rental units in Santa Cruz County; however, demand for these units exceeds the available supply. According to data from the Santa Cruz County Housing Authority, there are 1,236 seniors on their waiting list for subsidized housing assistance. This assistance is provided in the form of Section 8 certificates or vouchers, which covers a portion of their monthly rent. To qualify for this assistance, the maximum annual income in 1990 for a one person household was \$16,150 and for two persons was \$18,450.

In addition to Section 8 rental subsidy assistance, there are specific housing developments that are subsidized and have affordable rents. Some of these developments are for seniors only, while others contain senior as well as family units. The following chart illustrates subsidized developments that are located in the unincorporated areas of the County. Only those units appropriate for senior households are identified by number and type of units.

The units listed total 386 units. Managers of all of these housing developments report 100% occupancy and waiting lists of 1-2 years.

#### • Congregate Living Facilities

In addition to "traditional" rental units, there are also congregate living facilities in Santa Cruz County. These facilities typically are "apartment-like," in that each household has a single living unit with kitchen and bathroom facilities but there is also a common dining facility with at least one meal provided. In addition, there may be other amenities offered that include transportation for shopping and cultural events, crafts facilities and meeting rooms. There are currently (1990) three congregate living facilities in Santa Cruz County: Oak Tree Villa in Scotts Valley, La Posada in the City of Santa Cruz and Dominican Oaks in the unincorporated area of

Subsidized Senior Housing Projects in the Unincorporated County		
East Cliff Village	1635 Tremont Dr., SC	19 Studio Units, 55 one bedrooms
Elizabeth Oaks	1460 Jose Ave., SC	48 one bedrooms
Green Valley Apts.	220 Ross Ave., Freedom	24 studios, 32 one bedrooms
Pajaro Vista	1955 Pajaro Ln., Wats.	106 one bedrooms
Seapine	1806 Sumner Ave., Aptos	7 one bedrooms
Seaside Apts.	29th & Brommer, SC	16 one bedrooms
Via Pacifica	1860 Via Pacifica, Aptos	20 studios, 60 one bedrooms
Villa San Carlos	2500 Soquel Dr., SC	56 one bedrooms



the County (Live Oak). These three facilities comprise a total of 558 units: 199 studio/alcove units, 343 one bedroom units and 16 two bedroom units. Oak Tree Villa is a market rate development with 1990 monthly rents (including meals) ranging from \$900 for an alcove unit to \$1457 for a one bedroom unit. La Posada contains mostly subsidized units with some market rate units.

Dominican Oaks, located on Paul Sweet Road adjacent to Dominican Hospital, provides a total of 206 congregate living units, 52 of which are "affordable" based on rates established by the Housing Authority. As of 1991, affordable units range from \$524 to \$776 per month. As of 1990, monthly market rents for "non affordable" congregate units were \$1450-\$1560 (one bedroom apartments) and \$1730-\$1810 (two bedroom apartments).

#### • Residential Care Facilities

There are also residential care facilities available in Santa Cruz County. Residential care facilities differ from congregate living projects in that they are usually group living quarters with staff supervised meals, housekeeping and personal care. An example of a residential care facility in Santa Cruz County is "The Mansion" which is located off of Glen Canyon Road, near Scotts Valley. This facility contains ten studio apartments and two larger units of approximately 600 square feet. Rents range from \$1500-\$2000 for a studio unit, and \$1800-\$3000 for the larger (600 square feet) units. "Sunshine Villa," located in the City of Santa Cruz, is a new residential care facility. This facility houses approximately 150-160 persons.

#### • Accessory Units

Accessory Units are another housing option available to seniors. These units are small second units added to an existing single family property and are designed for one or two person households. Traditionally, accessory units have often been called "granny flats" and were originally developed in other countries to provide housing for grandparents.

There are two types of accessory units permitted in Santa Cruz County: second affordable units and accessory second dwelling units. The units are deed restricted for thirty years as affordable units, and priority is given to seniors above other applicants who are eligible. Like many other California communities, accessory units in Santa Cruz County are not as popular as originally expected. There are many possible explanations but one of the most significant is that of cost. 1991 construction costs varied from \$50-90 per square foot for new

construction and \$30-60 for remodeling.

These costs often do not "pencil out" when compared to projected rent revenues. Unless there are sufficient incentives to a property owner (i.e. attractive financing, the desire to provide housing for a family member, etc.), the costs of providing accessory units may outweigh any perceived benefits. In an effort to increase the supply of these units, the County has revised its existing second units regulations.

#### Revisions to County's Accessory Unit Ordinance

Revisions to the County's accessory unit regulations were approved by the Board of Supervisors in 1993, and went to the Coastal Commission for approval in 1994. The Ordinance changes clarify what constitutes a second unit, and permits an increase in unit size and greater design flexibility. In addition, more latitude is provided for family members of residents of the main dwelling to occupy second units, and for accessory unit construction in the rural areas. Family members are exempted from the County's Affordable Housing Program income and asset requirements. A priority would continue to be offered to income and asset qualified seniors over qualified non-seniors seeking accessory dwellings. As under the former Ordinance, occupancy by up to two people would be allowed in an accessory dwelling.

#### • Shared Housing

Another option available to seniors is shared housing. In a shared housing arrangement, senior households are matched with other senior or non-senior households to share a dwelling unit. For example, a single senior who lives in a two bedroom house could rent out one of her/his bedrooms to another single senior household. The County of Santa Cruz contributes funding assistance to Senior Network Services to provide a shared housing counseling program which matches compatible households. From 1985 through mid-1990, Senior Network Services had completed 511 matches, with 244 of those matches being in the unincorporated areas of the County.

## OWNER OCCUPIED HOUSING FOR SENIORS

#### • Single Family Residences

1980 U.S. Census data indicates that 75% of the County's elderly owned their own home, compared to 49% for County residents as a whole. As part of the 1990 congregate living study, a survey was completed of



approximately 1% of the County's senior population. According to the survey results, 63% of the respondents owned their homes. It is assumed that many of these households purchased their homes years ago, and have since built up equity that could potentially be used for future living expenses. There are two seniors-only, owner occupied housing developments in the unincorporated area of Santa Cruz County. Casa de La Familia is located on 7th Avenue (Live Oak) and includes 23 one bedroom townhouses for sale to qualified lower and moderate income seniors. Vista Prieta is the second development, also located off of 17th Avenue, and includes one bedroom condominiums available for sale to qualified seniors 62 years and older.

#### • Mobile Homes

Mobile Homes represent an important housing resource for seniors. There were 3,480 mobile homes in the County as of January, 1990 and the majority of these were located in mobile home parks. Some of the mobile home parks have minimum age requirements which restrict park residents to 62 years and older. Rules or regulations restricting the age of park residents must comply with the provisions of the federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and implementing regulations. To ensure their continued use as mobile home parks, the County adopted Chapter 13.30 of the County Code. This restricts mobile home park owners from converting parks to other uses. Further, the County also adopted a Mobile Home Rent Stabilization Ordinance, which regulates rent increases. One area of concern with mobile homes is to ensure that they are maintained and repaired when necessary. The County's housing rehabilitation program (HAND) provides financial and technical assistance for rehabilitation of mobile homes; use of this assistance should continue to be encouraged as well as any other possible funding sources or actions.

## FUTURE HOUSING NEEDS OF SENIOR HOUSEHOLDS

#### • Affordable Housing

The most important need in terms of housing for seniors is the need for more affordable housing. In fact, the local Area Agency on Aging in their 1989-1993 Plan has identified affordable housing as their number one priority for future program planning. The need for affordable housing is not surprising, given that many seniors are on

fixed and/or limited incomes with minimal cost of living adjustments. Results from the 1990 Congregate Living Study indicated that an overwhelming 92% of the respondents felt that seniors do not have adequate access to affordable housing.

#### • Variety of Housing Types

Another housing need of seniors is the provision of a variety of housing opportunities and types. The term "seniors" includes active younger seniors, as well as seniors who are in their 70s, 80s and 90s who may require more personalized care. Therefore, affordable housing developments catering to the active, independent senior are needed as well as specialized facilities that provide more individualized care.

## RECOMMENDATIONS FOR SENIOR HOUSEHOLDS

- Improve the range of available housing opportunities through planning and zoning provisions; such as accessory units, senior housing developments, shared housing opportunities, etc.
- Monitor the number of new congregate living units developed in the County, allowing a range of between 175-225 units in the 1991-1996 time frame.
- Support the development of a "Home Equity Conversion Counseling Program" and a "Consumer Housing Information Service for Seniors" by the Area Agency on Aging.
- Continue to maintain the existing inventory of subsidized housing units and rental subsidies available to seniors.
- Continue to allow medium to high density residential densities in appropriate locations to accommodate senior housing.
- Consider designation of affordable senior housing sites at appropriate locations.
- Continue to retain and maintain existing senior-only mobile home parks and to encourage maintenance of existing mobile homes.

## SINGLE PARENT HOUSEHOLDS

Single parent households are comprised of one household head, typically female, and children. Nationally, the number of children living with only one parent almost doubled from 1970 to 1988. In 1970, there were 8.2 million children living with a single parent; by 1988, that figure had increased to 15.3 million children living in single parent households. (Source: "The State of the Nation's Housing," by the Joint Center for Housing Studies at Harvard University, 1990). Reduced household income levels and poverty rates are particularly significant for this type of household. Table 2.11 demonstrates the high incidence of single parent households in poverty compared to other household types.

As Table 2.11 illustrates, since 1960, single parent households with children have consistently had the highest poverty rates of all households (with household heads under 65 years).

In California, it is estimated that 24% of all families are single parent households, with the majority of those households being female headed. (Source: California Statewide Housing Plan, 1990, Department of Housing and Community Development) The 1990 U.S. Census

data for Santa Cruz County indicates that there were 2,773 households in the unincorporated areas which were headed by a female and had 1 or more persons under the age of 18 years in the household. The 1980 County mean income for female headed families with children under 18 years was \$10,197. In contrast, the mean income for married couple families with children under 18 years was \$28,025.

## FUTURE HOUSING NEEDS OF SINGLE PARENT HOUSEHOLDS

### • Affordable Housing

As Table 2.1 indicates, single parent households in Santa Cruz County had lower mean incomes than married couple households in 1980. With more limited household incomes, the need for affordable housing units is especially critical.

### • Adequately-Sized Housing

An additional need of single parent households is appropriately sized housing. Single parent households often resort to living in units that are too small for their households (i.e. studios or 1 bedroom units), resulting in overcrowded housing situations. Therefore, there is a need for adequately-sized and affordable units for single parent households.

Table 2.11 U.S. Poverty Rates by Household Type				
Household Head (Under 65 Years)	1960	1974	1980	1989
Single	33.2	18.6	17.6	15.7
Married With Children	18.7	6.5	8.8	6.9
Married w/o Children	12.5	4.5	6.1	3.7
Single Parent With Children	57.6	36.1	35.6	37.9
Other Households	26.4	14.7	16.0	13.1
Source: "The State of the Nation's Housing 1990", Joint Center for Housing Studies at Harvard University				



**Table 2.12**  
**Overcrowded Households**  
**Santa Cruz County (Unincorporated Areas), 1990**

- 47,985** • **Total Occupied Housing Units**
- 3,429** • **Overcrowded Occupied Housing Units**



**All Overcrowded Housing Units**

Source: U.S. Census, 1990

## OVERCROWDED HOUSEHOLDS

An overcrowded household is one in which there is more than one person per room in the living structure (usually "room" is defined as any room in the structure except for kitchen or bathrooms). In 1989, it was estimated that 7% of all California households lived in overcrowded housing (Source: California Statewide Housing Plan Update, 1990, Department of Housing and Community Development). According to 1990 U.S. Census data, the County's unincorporated area reflected the statewide average in that 7% of all occupied housing units in the County were overcrowded.

The 1990 census data indicate that there were 3,429 overcrowded housing units in the County's unincorporated areas. Of this total, 1,421 households (41% of the total) were living in owner-occupied housing units and the remaining 2,008 households (59% of the total) were renter-occupied housing units.

Large families are often overcrowded households because of the lack of adequately sized housing units. 1990 U.S. Census data indicates that there were 5,027 large families (family households of 5 or more persons) in the unincorporated areas of the County.

## FUTURE HOUSING NEEDS OF OVERCROWDED HOUSEHOLDS

### • Adequately-Sized Units

The most obvious need, of course, for large and overcrowded households is the need for housing units that are large and adequately sized for the family.

### • Affordable Housing

Households typically do not choose to live in overcrowded conditions, but rather are forced to when they cannot afford a unit that is appropriate in size. Therefore, affordable housing that is adequately sized is a critical housing need for overcrowded households.

## DISABLED HOUSEHOLDS

Disabled households include households with family members who are disabled because of physical handicaps or because of mental illness or disability. It is possible, of course, that some individuals have both a physical and mental disability but, for purposes of this analysis, these two types of disability will be analyzed separately.

### DISABLED HOUSEHOLDS: PHYSICALLY CHALLENGED

The State of California, Department of Rehabilitation, tracks data regarding the number of individuals with disabilities in California. As of 1991, this source indicated that there were 13,320 individuals in the County (incorporated and unincorporated areas) with disabilities. These disabilities include physical disabilities as well as other disabilities. The Department recommends that communities adjust the figures above by 2% annually to estimate the number of persons with disabilities. If the 1982 data for the County of Santa Cruz was updated, the total would be 15,501 persons with a disability, or 6.6% of the County's total 1990 population.

The most significant housing need for persons with a physical disability is accessible housing that is affordable. Housing that is accessible includes units that are modified for use by persons with a physical handicap. Improvements to a unit that make it accessible include widened doorways and hallways, ramps, grab bars in the bathroom, reduced height counters, etc. Housing is a critical issue for physically challenged individuals. Community Resources for the Disabled (CRD) states that 50% of all inquiries received by their agency are for housing assistance.

### DISABLED HOUSEHOLDS: MENTAL ILLNESS OR DISABILITY

Households with a member who has a mental disability include those disabled by a psychiatric illness (usually Schizophrenia, Schizo-affective Disorder, Bipolar Disorder or Major Depression) or by other brain conditions such as Alzheimers disease, AIDS-related infections and conditions related to brain trauma.

The Mental Health Advisory Board and Board of Supervisors of Santa Cruz County approved a "Mental Health Housing Plan" in 1990 which provides valuable

information on the needs of the psychiatrically disabled. The "Mental Health Housing Plan" highlights housing as a particularly significant issue for individuals with psychiatric disabilities. In fact, the plan notes that "... the (housing) problem has become so serious that a major change in priorities for mental health funds is being considered, both locally and on a statewide level, away from treatment and toward development and control of housing resources." This report notes that there are four specific problems that prevent individuals with psychiatric disabilities from successfully locating and retaining housing. These include:

1. lack of affordability,
2. initial move-in expenses,
3. social stigma, and
4. lack of support.

The report notes that affordability is a particularly significant issue, since most of these individuals are unable to work due to their disability and rely on Social Security payments or their families for financial support. As of 1991, typical income from Social Security for disabled persons was \$7,560 annually or \$630 per month. The 1991 market rate rental for a studio was \$519 per month, leaving \$111 for all other expenses. In addition, many disabled persons subsist for two or more years on County administered General Assistance (\$341 per month as of 1991) while awaiting approval of Social Security payments.

Many of the existing housing resources for the psychiatrically disabled are provided by STEPPING OUT, a private non-profit contract provider for the County. STEPPING OUT had 65 beds in its system as of early 1991. Of the 65 beds, 10 are located at Transition House, a facility providing housing for 3 to 12 months in tandem with training in independent living skills. Fifty five beds are located in houses and apartments scattered throughout the County. Fourteen beds in 3 of these houses are reserved to serve homeless psychiatrically disabled only. Of the existing beds, 38 are in facilities owned by STEPPING OUT and 27 are rentals which are gradually being lost to this use as rents rise faster than the Social Security income of the disabled.

In addition to the resources provided by STEPPING OUT, there are licensed residential care homes (board and care) in the County. As of 1991, they provided 106 beds for psychiatrically disabled persons. In these facilities, 2 unrelated adults normally share 1 bedroom



and all meet the definition of overcrowded housing. The final resource is that of Section 8 rental subsidies, through the Housing Authority. The Housing Authority reported that, as of October 1990, there were 20 Section 8 "aftercare" certificates for the County (9 of which are being used in the unincorporated areas of the County). Of these 20 certificates, the Housing Authority reported that 12 are being used by psychiatrically disabled clients.

A total of 256 beds currently exist or are under development for the psychiatrically disabled in incorporated and unincorporated areas of the County. The "Mental Health Housing Plan" of 1990 estimated a need for an additional 306 beds in 1990 and for an additional 58 more beds by 1992. County Mental Health system staff now suspect that the Plan's estimate of 640 beds needed by 1992 falls short of the real need. Seven hundred individuals have already been identified in the County who are both psychiatrically disabled, chronically homeless and in need of housing. Other psychiatrically disabled individuals are housed, but are living in situations so inappropriate that the housing situation is destabilizing their illnesses. Examples of very inappropriate housing are expensive rentals which do not allow enough funds for food or for transportation to necessary treatment, or some living situations where there is marked exploitation or intolerance of symptoms of psychiatric illness.

It is difficult to quantify the exact number of individuals

in the County who have psychiatric disabilities. The County Mental Health System provided services to a caseload of approximately 4,069 individuals in fiscal year 1987-88. Approximately 75% of this caseload were adults; 48% of the total had serious psychiatric disabilities requiring sustained treatment and community support. The 1990 Mental Health Plan reports that a common measure used by mental health professionals is that 2% of the general population is seriously mentally ill. If this figure is applied to the County's total 1990 population, it would indicate that 4,707 County residents had a serious mental illness.

County Mental Health Services reports that the kind of housing needed by the psychiatrically disabled includes a range of housing types. Some persons need and prefer housing with peer or staff support services available in connection with the housing. Others prefer the same kinds of housing that single adults usually prefer: integrated housing consisting of studios or small apartments with individual bath and cooking facilities. Many want this housing to be within walking distance of other psychiatrically disabled households. This is a concept called "clustered housing," which makes possible the development of supportive communities. These have proven to be very effective in helping the psychiatrically disabled to sustain their housing situations in other counties.

<b>Table 2.13</b> <b>Housing Resources, 1991, Psychiatrically Disabled Individuals</b> <b>Santa Cruz County (Unincorporated and Incorporated)</b>			
<b>STEPPING OUT Projects:</b>			
Transition House	10 Beds		
Cooperative Housing	55 Beds		
Emeline Avenue	20 Beds		
<b>HOUSING FOR INDEPENDENT PEOPLE (All Projects In Planning Stage)</b>			
Jessie Street	10 Beds	Resetar Hotel	10 Beds
Jefsen Hotel	42 Beds	Maciel Street	21 Beds
Residential Care Homes	106 Beds		
<b>Section 8 Certificates (Aftercare):</b> 20 Certificates (12 Used by Psychiatrically Disabled)			
Source: "Mental health Housing Plan", 1991, Adult Planning Committee on Housing			



Less than 20% of psychiatrically disabled persons have cars; they therefore need access to public transportation and other services. They also need access to housing in a variety of locations throughout the County. Almost all psychiatrically disabled persons have monthly incomes between \$341 and \$630 per month; they need housing they can afford. The most critically needed kinds of housing are:

**1. Studio, SRO (some with Congregate Facilities,) and small Apartment Housing:**

Two forms of this housing is needed:

- a. Projects specifically for the psychiatrically disabled where on-site supportive services will be provided by the mental health system. The need in this category includes a transitional facility for homeless mentally ill and facilities for persons leaving institutional settings.
  - b. Units in the housing stock for the general population, many of them preferably in clusters within walking distance of each other.
- 2. Dual Diagnosis (Psychiatric Disability and Substance) Housing:** This is also known as "clean and sober" housing.
- 3. Congregate Housing:** Housing providing intensive social rehabilitation programming 7 days a week for up to 2 years.
- 4. Congregate Transitional Housing:** Housing for young adults preparing for independence. Many of the occupants will be required to leave foster care at age 18, although they may still require specialized housing.
- 5. (Maintenance of the existing) 106 Residential Care beds:** Beds which provide 24 hour supervision as well as shelter. Some of these are endangered due to inadequate financing.

## **MENTALLY DISABLED: ORGANIC BRAIN DISORDERS**

The second group of mentally disabled individuals are those with organic brain disorders, which result from such illness as Alzheimers Disease or Acquired Immune Deficiency Syndrome (AIDS). These individuals are not included as part of the population group served by the County Mental Health Services. As of 1991, there was

no housing facility in the County for these individuals; however, a need has been identified for such a facility by the Community Resources for the Disabled. The County has provided \$522,000 in FEMA funds in 1991 for the rehabilitation of the Garden Residential Care Facility for the elderly. This 51 bed facility will provide housing and related services to elderly persons with Alzheimers or related dementia. A study of the housing needs of HIV+ individuals (which includes those who may develop AIDS and organic brain disorders) has been completed by "Housing for Independent People" (HIP) that identifies the need for specialized housing and necessary support services for such clients.

Disabled Persons, whether they are physically or mentally disabled, typically have very low incomes. It is important to recognize that disabled persons are in a special very low income category with minimal monthly incomes available for housing and other necessities. For example, in 1991, the maximum public disability income assistance ranged from \$4080 per year for a person receiving General Assistance to \$7560 per year for Social Security assistance.

## **RECOMMENDATIONS FOR DISABLED HOUSEHOLDS:**

- 1. Planning Housing for the Psychiatrically Disabled:** County Mental Health Services should conduct a more comprehensive housing needs assessment and update the Mental Health Housing Plan of 1990.
- 2. Establishment of a Housing Development Priority for Very, Very Low Income Disabled Persons:** Development of housing opportunities for disabled persons with incomes at the level of public disability income should be made a high priority.
- 3. The Very, Low Income Category:** Persons on disability level income should be identified separately from very low income level persons. (The very low income cut off is 2 to 4 times higher than disability income.)
- 4. The Inclusionary Ordinance:** If possible, consideration should be given to writing the County's Inclusionary Ordinance in such a way as to provide incentives for developers to build rental housing which persons on a public disability income can afford.

5. **Individual Housing Subsidies (Section 8 and Moderate Rehabilitation):** All possible means for obtaining or providing increased individual housing subsidies for the psychiatrically disabled should be explored. Individual subsidies are a very flexible, practical and constructive method of delivering the necessary subsidization of housing for the psychiatrically disabled.
6. **Cooperative Financing Efforts:** Explore creative cooperation between government units, developers and financial institutions, with the goal of finding ways to finance the development of housing for the psychiatrically disabled.
7. **Rehabilitation Loans for Housing for the Disabled:** Address and maximize the means of assisting willing housing developers to take advantage of housing grants providing low interest rehabilitation loans. The loans should be available for rental as well as owner occupied housing.
8. **Density Bonuses:** Support increased density allowances to developers of housing for groups of psychiatrically disabled persons, who tend to live alone in single person units.
9. **Parking Space Requirements:** Support reduced parking space requirements, as per the parking ordinance, for housing projects for groups of psychiatrically disabled persons. A maximum of 20% of the psychiatrically disabled have cars. Parking space requirements can be surprisingly expensive in terms of their total impact on a project.
10. **Rental Deposits:** Consider development of a County-wide fund for rental deposits as well as continuing the foreclosure fund. A rental deposit fund could serve very, very low income persons who are threatened with homelessness due to the lack of a rental deposit, or who are unable to become housed for the same reason. With rental deposit assistance, these people would have an income to sustain ongoing monthly expenses. In most instances, the fund could function as a guarantee to the landlord while the recipient makes small monthly payments.
11. **Planning Process Modification:** Consider accelerated planning processes for developers of affordable housing or of projects for persons on disability level incomes. Affordable housing projects face special difficulties in regard to economic feasibility. Developers of projects for the very, very low disability level income population usually have the most difficult time in planning for overall feasibility. Fast tracking or confining the planning process to 6 months would be helpful to affordable projects.
12. **Vacant and Underutilized Land:** Identify vacant and underutilized land in the unincorporated County. Providing information on available, affordable housing sites would be very helpful to affordable housing developers, as locating land is a stumbling block to the development of projects. Housing for Independent People (HIP) and Stepping Out both report great difficulty in locating land for projects, even when their projects have already been funded. Stepping Out built an 18 unit project on County land in the Emeline Street area because no other feasible site was located during the time period within which the organization was required to act. HIP staff spent over a year trying to obtain land for the 21 unit Casa Linda Project before one possible site was located.
13. **Discriminatory Practices:** The Planning Department should briefly review the main elements of the National Fair Housing Act and provide information about the Act to the Planning Commission as needed. Misunderstandings about the law exist throughout the County. The Planning Department is probably in a good position to promote knowledge of the law.
14. **Accessible Improvements:** Continue to allow accessibility improvements as eligible work items in the County-sponsored Housing Rehabilitation program.



## FARMWORKER HOUSEHOLDS

Farmworker households have special housing needs for several reasons. First, their household income levels are typically in the very low or lower income range. Agricultural workers have traditionally been paid the lowest wage rates in any industry and their work can be seasonal or sporadic in nature. Farmworker households are also in need of adequately sized housing units. According to the County's 1985 Housing Element, 30% of all farmworker households had household sizes of 5 or more persons. Many units originally constructed for farmworkers were designed for seasonal occupancy by single men. These units are now being used as year round housing for larger sized households.

The housing needs of farmworker households is an important issue in the County. Revisions to the County's farmworker housing ordinance were adopted by the Board of Supervisors in 1991. The changes were intended to clarify existing regulations and expand the opportunities to construct farmworker housing. The ordinance amendments are summarized in Appendix #18. The County is also preparing a farmworker housing study to better assess the needs of this "special household" group.

### CURRENT ESTIMATES OF FARMWORKER HOUSEHOLDS

In Santa Cruz County, agriculture is a major industry and farm workers are a vital component in keeping that industry viable. In 1990, the crop value in Santa Cruz County exceeded \$196 million. Crops that do particularly well in Santa Cruz County are strawberries, head lettuce, raspberries, flowers (roses, camations), apples and brussel sprouts. These crops, and the type of terrain on which they grow, make Santa Cruz agriculture very labor-intensive. The majority of agricultural industry occurs either in the Pajaro Valley (south county) area or in the Davenport coastal area (north county).

According to the State Employment Development Department, there were 5,720 persons employed in agriculture in Santa Cruz County in September, 1990. Of this total, 4,850 persons were regular and 870 were seasonal employees. It is important to note that the number of seasonal employees has decreased in recent years, while the number of regular employees has

increased. In 1986, the State Employment Development Department reported that there were 4,550 employed in agriculture and that 2,080 of those were regular employees and seasonal employees accounted for the remaining 2,470 persons. Therefore, it appears that the overall number of agricultural employees has increased slightly since 1986 but, more important, agricultural employees in the County now appear to be permanent employees rather than seasonal or migrant.

Housing resources for these agricultural workers are scarce in Santa Cruz County. In 1991, there were two housing developments and 25 registered labor camps specifically oriented to farmworker households in Santa Cruz County. "Tierra Alta" is operated by the Housing Authority of the County of Santa Cruz and provides year-round housing for 36 farmworker households in the Pajaro Valley. In addition, the Housing Authority also manages the "Buena Vista" development for the State Office of Migrant Services. Buena Vista provides housing for 108 families on a seasonal basis only. There have been problems with the sewage treatment facility at Buena Vista in past years and there is a need to repair or replace the sewage treatment facility in the 1991-1996 time frame. The County has received a CDBG "Planning and Technical Assistance" grant to evaluate the sewage treatment facility at Buena Vista and a 1991 CDBG grant for funds to improve the facility. In addition to the two housing developments managed by the Housing Authority, there are also 25 privately owned registered labor camps providing housing for 540 employees. Approximately 14 of these camps are located in the south county area and another 11 are in the north coastal area. A map showing the location of the private farmworker housing camps listed in Table 2.14 is located in Appendix #17.

### FUTURE HOUSING NEEDS FOR FARMWORKER HOUSEHOLDS

#### • Affordable Housing

As noted earlier in this section, farmworker households are typically one of the lowest paid wage sectors in our economy. 1980 U.S. Census data show that all farmworkers counted in the Census had a median household income of \$11,725. This compared to a median at that time of \$18,423 for all households. (Source: Migrant Farmworker Housing in California, 1988, State of California, Dept. of Housing and Community



**Table 2.14**  
**Farmworker Housing Resources, 1991 Santa Cruz County**

<b>Housing Managed by the Housing Authority</b>			
<u>Name</u>	<u>Location</u>	<u># of Units</u>	<u>Type</u>
Tierra Alta	South County	36	Permanent Housing
Buena Vista	South County	<u>106</u>	Seasonal Housing
<b>TOTAL</b>		<b>142</b>	
<b>Private Farm Labor Camps</b>			
<u>Name</u>	<u>Location</u>	<u>Number of Employees</u>	
1. Bontadelli Bros.	South County	6	
2. Bontadelli Bros.	South County	12	
3. A.P. Farms, Inc.	South County	45	
4. Mario Rondoni	North Coast	18	
5. Sunset Farms	North Coast	22	
6. R. & D. Ranch	North Coast	10	
7. Murphy Crossing	South County	32	
8. Don Bargiacchi	North Coast	11	
9. John Colombini	North Coast	5	
10. Seaside Ranch	North Coast	10	
11. P. Bargiacchi & Son	North Coast	10	
12. Western Ranch	South County	6	
13. Comelli Enterprises	South County	45	
14. Skikuma Brothers	South County	25	
15. Bencich Farms	South County	40	
16. Pfyfer Bros.	North Coast	16	
17. Dellamora Farms	North Coast	27	
18. Lakeview Apartments	South County	40	
19. Rancho San Andreas	South County	32	
20. Ocean Cliff Ranch	North Coast	20	
21. Fambrini & Co.	North Coast	14	
22. Sakae Camp	South County	8	
23. Jones Farms	South County	17	
24. Pacific Valley	South County	45	
25. J & D Farms	South County	<u>24</u>	
<b>TOTAL</b>		<b>540</b>	

Development) There is a real need for housing that is affordable to these households. This need is demonstrated by the number of households on the housing waiting list with the Farm Labor Housing Program operated by the County Housing Authority. In 1990, the Housing Authority reported that there was a waiting list of 480 families waiting for a vacancy in the 36 unit "Tierra Alta" development.

### • Adequately-Sized Housing

Farmworker families historically have had household sizes larger than the average household size. This necessitates family sized units that will adequately accommodate households of 4 or more persons, typically 2, 3 or 4 bedroom units.

## RECOMMENDATIONS FOR FARMWORKER HOUSEHOLDS:

1. Conduct a household and housing needs study of farmworker households, in order to effectively assess their housing needs and develop appropriate actions. The employee needs and characteristics of County growers will be an important study component. In 1991, the County received approval of Community Development Block Grant "Planning and Technical Assistance" and Santa Cruz County Community Foundation funds to conduct such a study.
2. Aggressively explore all funding resources (including local sources such as the Santa Cruz County Community Foundation, as well as state and federal sources) to implement the recommendations resulting from the farmworker study.
3. Explore the potential to encourage additional farmworker housing through reduced development or processing fees, density bonuses on selected non-commercial agricultural sites, priority processing, and by designating specific sites in rural or urban areas for farmworker housing units.
4. Work with the Housing Authority, non-profit housing developers, agricultural interests, and for-profit developers to locate sites in the unincorporated County, including non-arable and otherwise non-productive sites, for farmworker housing.
5. Provide technical assistance to public and private developers (both profit and non-profit) who sponsor assisted housing and farmworker housing for low or moderate income households.
6. Continue to develop and maintain an inventory of vacant and under-utilized sites which are suitable for housing, for both seasonal and permanent agricultural and farmworker households.
7. Protect existing farmworker housing from conversion to other uses.
8. Monitor funding sources, including the State Homeownership assistance programs, to determine if County residents can utilize them to purchase manufactured housing, condominiums, or cooperatives recently converted from rental apartments.
9. Assist other organizations, including the Housing Authority, in the acquisition of substandard housing for rehabilitation.
10. Require relocation assistance be provided to farmworkers displaced as a result of health and building code enforcement resulting in the closure of camps and farmworker housing.
11. Develop a housing rehabilitation program for farmworker housing located in the North Coast and Pajaro Valley agricultural areas until the need in those areas is substantially met.
12. Encourage the provision of affordable housing opportunities for the County's permanent and seasonal farmworkers.
13. Develop policy changes necessary to facilitate the construction of farmworker housing, including multi-family farmworker housing centers.



## HOMELESS HOUSEHOLDS

Homelessness is an issue that has surfaced dramatically during the last decade. In Santa Cruz County, the Board of Supervisors and the Cities of Santa Cruz and Watsonville passed a resolution declaring homelessness a crisis in the County. One of the primary causes of homelessness is the lack of affordable housing. For the majority of homeless, the cost of securing housing in today's market significantly exceeds their resources. In addition to the lack of affordable housing, there are two other major causes of homelessness. These are inadequate incomes (either from jobs or from government financial assistance programs) and inadequate social services for preventing or overcoming homelessness. The graphic on the following page illustrates the cycle of homelessness as it relates to these three major causes.

### HOMELESSNESS IN SANTA CRUZ COUNTY

The most comprehensive and current information regarding homelessness in the County is contained in the report prepared by the Short-Term Housing Coalition of Santa Cruz County. This report was prepared in the Summer of 1990 and is entitled "Assessment of Shelter and Housing Needs of the Homeless Population of Santa Cruz County." The Short-Term Housing Coalition was part of an original group established by the County of Santa Cruz to address the crisis in housing precipitated by the 1989 Loma Prieta Earthquake. Contained in their report are the results of a survey conducted of homelessness as well as an inventory of existing resources and a summary of recommendations.

The Coalition supervised a survey of the homeless population that was conducted on the night of March 29/30, 1990. The goal of the survey was to count the number of homeless in the County at any one time. (A description of the survey methodology can be found in the Coalition's report.) The effects of the 1989 earthquake were evident in the survey, as approximately 33% of the respondents indicated that they were homeless as a result of the earthquake. The survey data included information from households who were being temporarily housed by FEMA (Federal Emergency Management Agency) as well as homeless or shelterless individuals. The survey results yielded the information found in Table 2.15.

It is important to note that the estimate of homeless contained in this report is believed to be a very conservative figure. HomeBase, a non-profit support center for homeless policy and programs, recommends that any "one-night" survey number be tripled to yield the number of actual homeless people. If the 1,910 estimate is tripled, it would indicate that there were 5,730 homeless in Santa Cruz County at that time. The Coalition's report notes that the manager of the Interfaith Satellite Shelter Program, which operates both in north and south county, estimated the County's 1991 homeless population at approximately 5,000 persons. The Coalition's report suggests that, at a minimum, the estimate of homeless be increased by at least 10%. That would yield a total estimate of 2,270 homeless, with 20% or 450 of that number being children.

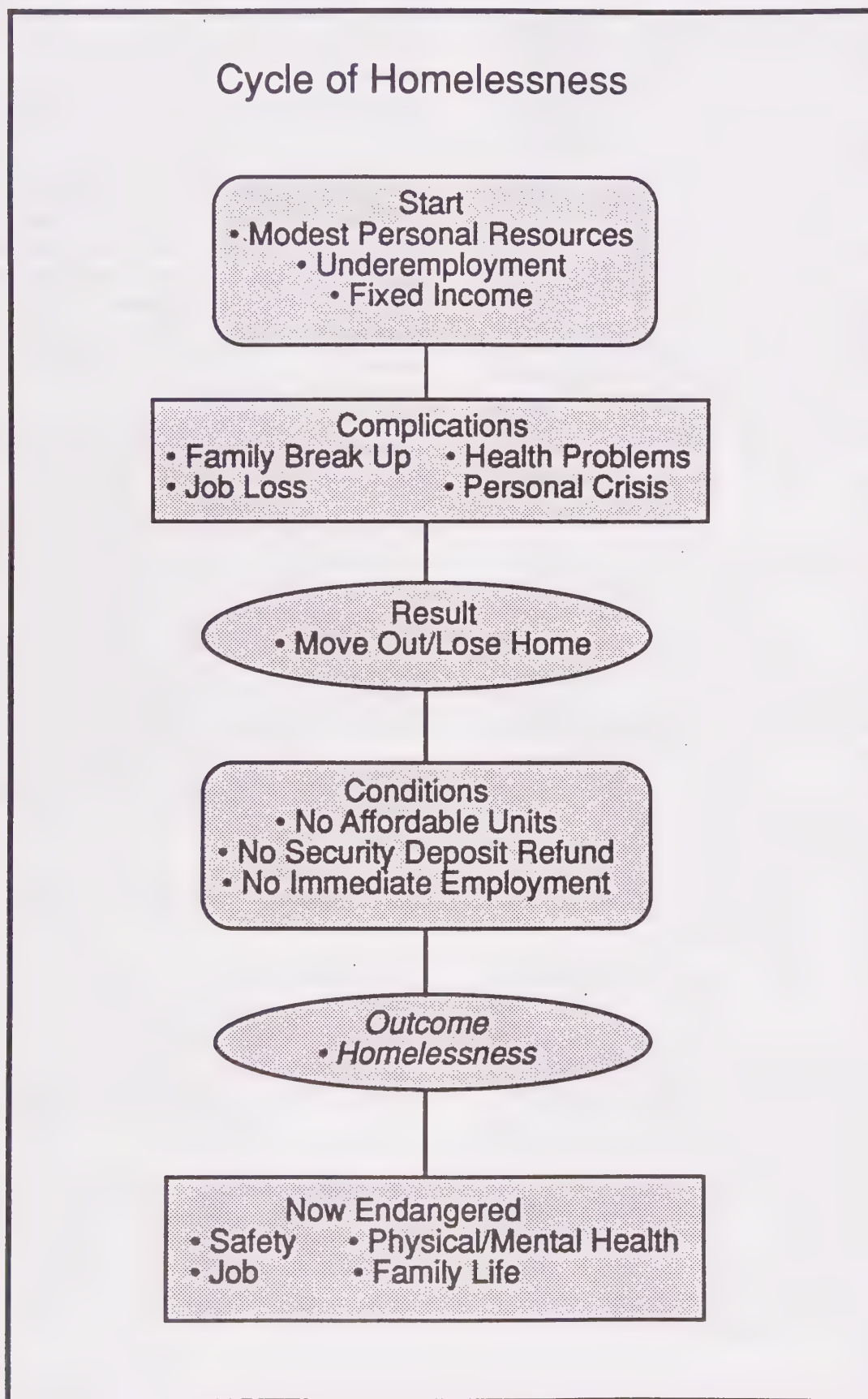
In interviews conducted with managers of existing shelter projects in the County, the following groups of homeless were identified as being the most in need of services:

1. Families with children, and/or single parents
2. Mentally and Physically Disabled, and "Dual Diagnosed" (mentally ill and substance abuse)
3. Drug and Alcohol Abusers

According to information in the 1990 Mental Health Housing Plan, 35% of the homeless have serious psychiatric disabilities. If approximately one-third of the homeless do have serious mental disabilities, this would reinforce the need noted earlier for more affordable housing for homeless individuals with mental disabilities.



## How Does Someone Become Homeless?



**Table 2.15**  
**Homelessness in Santa Cruz County**  
**Results of a One-Night Survey: March, 1990**

1187	Individuals were homeless, shelterless or living in vehicles
723	Individuals were being housed by FEMA
1910	Homeless Individuals Resided in Santa Cruz as of 3/90 (20% if Homeless Individuals were Children)

**Households by Type**

73%	of Households were Single Men or Women
16%	of Households were Families with Children
11%	of Households were Couples without Children

**Households by Ethnicity**

57%	of Households were White
33%	of Households were Hispanic
6%	of Households were Black
4%	of Households were "Other"

**Household Income**

40%	of Households had incomes between 0-\$199 per month
47%	of Households had incomes between \$200-749 per month
13%	of households had incomes over \$750 per month

*Only 25% of all households were receiving any type of public assistance*

Source: "Assessment of Shelter and Housing needs of the Homeless Population of Santa Cruz County", Summer, 1990

## EXISTING RESOURCES FOR THE HOMELESS

There are a variety of resources available to homeless households in the County. A complete listing of resources is located in Appendix #9 of this Element. Resources that pertain to housing for the homeless can be analyzed according to the following service categories:

- emergency shelter programs,
- transitional shelter programs, and
- additional support services.

## EMERGENCY SHELTER PROGRAMS

There were nine shelter programs operating in Santa Cruz County during 1990. These programs provided a total fall/winter capacity of 286 beds. Five of the shelters are located in north county, three in south county and one (the Interfaith Satellite Shelter) provides services in both north and south county.

The County of Santa Cruz Human Resources Agency prepared a briefing paper in January, 1991 on the unmet needs of the homeless population. In that paper, the overall conclusion is that the number of emergency

North County Shelters		Number of Beds
1. Jesus, Mary & Joseph Home (Will serve physically or mentally disabled) 132 Lennox, Santa Cruz		14
2. River Street Shelter (Primarily single individuals, space for mentally ill) 733 River Street, Santa Cruz		30
3. New Life Center 707 Fair Avenue, Santa Cruz		25
4. St. Francis Catholic Shelter 205 Mora Street, Santa Cruz		15
5. Women's Crisis Support Center (Women with children only) Office: 1025 Center Street (Shelter in an undisclosed location)		16
South County Shelters		
6. First Step Family Shelter (Primarily serves families) 2714 Freedom Blvd., Watsonville		16
7. Pajaro Valley Shelter Services (Women with children only) 115 Brennan Street, Watsonville		18
8. Pajaro Rescue Mission 111 Railroad Avenue, Watsonville		24
North and South County Shelters		
9. Interfaith Satellite Shelter (Primarily single adults) Office : 2601 Park Avenue, Aptos	Fall/Winter	128
	Spring/Summer	15
Total Beds:		
	Fall/Winter	286
	Spring/Summer	173



shelter beds during fall/winter months is "generally adequate" to meet the demand but that there may be a need for additional beds during the spring and summer seasons. Further, the paper notes that there is an unmet need for more shelter space for families with a father present. The summary listing identifies the nine existing shelter operations in Santa Cruz County and also describes the type of households served by the shelter.

### **TRANSITIONAL HOUSING**

Pajaro Valley Shelter Services operated the County's only transitional shelter program in 1990. Their facility serves approximately 16-22 households, and provides housing as well as support services to help clients move into permanent housing.

There is no transitional housing facility in north or mid county. One of the major needs identified by the County's Human Resources Agency in their "Second Briefing Paper on Homeless Services and Service Gaps", (February, 1991) is the need for more transitional housing units. This report identifies an initial goal of transitional housing facilities capable of housing 40 homeless families and 20 single individuals. For family units, the report estimates that the greatest need (35 family units) is in the mid to north county area and that the remaining 5 family units should supplement Pajaro Valley Shelter Services' existing units in the south county area. The report does not identify a preferred location for the 20 single person units. In addition, the Housing Authority received funding for a 6 unit transitional housing facility in the Live Oak area. This facility will be a positive and important step forward in providing additional transitional housing opportunities.

### **COUNTY ASSISTANCE TO PROVIDE HOMELESS RESOURCES**

As noted earlier in this section, the County's Board of Supervisors formally declared homelessness a crisis in the County. The County's Human Resources Agency has developed useful information on the unmet housing needs of the homeless. The Agency and the Board of Supervisors has actively worked with non-profit groups and organizations in providing housing assistance for homeless persons. Further, in 1991 the Board allocated Redevelopment funds to the River Street Shelter as part of the County's contribution to assist in operation of that shelter. In addition, the County will participate in

identifying sites suitable for emergency and transitional housing as described in Program #46 in Section 4.8 of this Element.

### **FUTURE HOUSING NEEDS OF HOMELESS HOUSEHOLDS**

#### **• Affordable Housing**

One of the major causes of homelessness is the lack of affordable housing. The survey conducted for the Coalition's report indicated that the average income of the homeless household was \$359 per month. If a household with this average income allocated 100% of their income for housing, they could, at most, rent a single room occupancy (SRO) unit. Thus, this very low income level precludes individuals from securing permanent and secure housing.

### **RECOMMENDATION FOR HOMELESS HOUSEHOLDS:**

- Support, as appropriate, the recommendations of local groups and agencies regarding the provision of more housing opportunities and assist in the identification of sites suitable for emergency and transitional housing.

## SECTION 4.3: HOUSING STOCK

### NUMBER OF HOUSING UNITS

The number of housing units in the County (unincorporated and incorporated areas) increased by 11,888 units from 1980 to 1990; an increase of 15%. As of January 1, 1990, the total number of housing units in the County was 91,289 units (according to the State Department of Finance). Of that number, approximately 52,562 or 57.5% of all the units were located in unincorporated areas of the County.

The number of dwelling units reported in 1990 in the unincorporated County would have been greater had it not been for the destruction created by the October 17, 1989 Loma Prieta earthquake. According to data prepared by the County, 774 residential dwelling units were destroyed in the County as a result of the earthquake. Approximately 351 of these units, or 45% of the total, were located in the unincorporated area of the County. The 1989 earthquake also caused "major damage" to another 1,696 dwelling units in the unincorporated areas of the County. Thus, despite modest growth, the total housing stock in unincorporated County areas shows a net loss of 355 units from January 1, 1989 to January 1, 1990. Table 3.1 illustrates the number of dwelling units in the County during the past two decades, and also highlights the difference in the stock between January 1, 1989 and January 1, 1990 (the time period affected by the 1989 Loma Prieta earthquake).

**Table 3.1**  
**Year Round Housing Stock**  
**County of Santa Cruz, 1970-1990**

	1970	1980	1989	1990
Capitol	2,519	4,794	5,209	5,310
City of Santa Cruz	13,449	17,769	19,481	19,494
Scotts Valley	1,304	2,751	3,376	3,449
Watsonville	5,209	8,756	10,456	10,474
Unincorporated	28,734	45,541	52,917	52,562
<b>Total</b>	<b>51,215</b>	<b>79,401</b>	<b>91,439</b>	<b>91,289</b>

Source: 1985 County Housing Element, State of California, Department of Finance estimates for 1989 and 1990

In reviewing building permit activity from 1976-1989, it appears that the majority of new units in the unincorporated areas have been located in the Live Oak and Aptos Planning Areas.

The majority of building permits have been issued for projects located within the Urban Services Line (USL). Rural areas have a lower level of public services and infrastructure and environmental constraints can preclude substantial new development.

**Table 3.2**  
**Building Permits Issued 1976-1989**  
**County of Santa Cruz**  
**(Unincorporated)**

Planning Area	# of Permits	% of Total
Aptos Hills	850	7%
Aptos	2378	20%
Bonny Doon	445	4%
Carbonera	627	5%
Eureka Canyon	324	3%
La Selva Beach	240	2%
Live Oak	2770	23%
North Coast	46	0.5%
Pajaro Valley	480	4%
Salsipuedes	40	0.5%
San Andreas	272	2%
San Lorenzo Valley	1262	10%
Skyline	488	4%
Soquel	1345	11%
Summit	530	4%
<b>TOTAL</b>	<b>12,097</b>	<b>100%</b>

Source: County of Santa Cruz, Planning Department, August, 1990



## TYPE OF UNIT

Single family units are the most prevalent type of housing in the unincorporated areas of Santa Cruz County. Approximately 75% of the County's housing stock is single family units, with the majority (94%) being single-family, detached units. Another 19% of the housing stock is multi-family units, and the remaining 6% is mobile homes. The illustration in Table 3.3 details the County's housing stock by unit type.

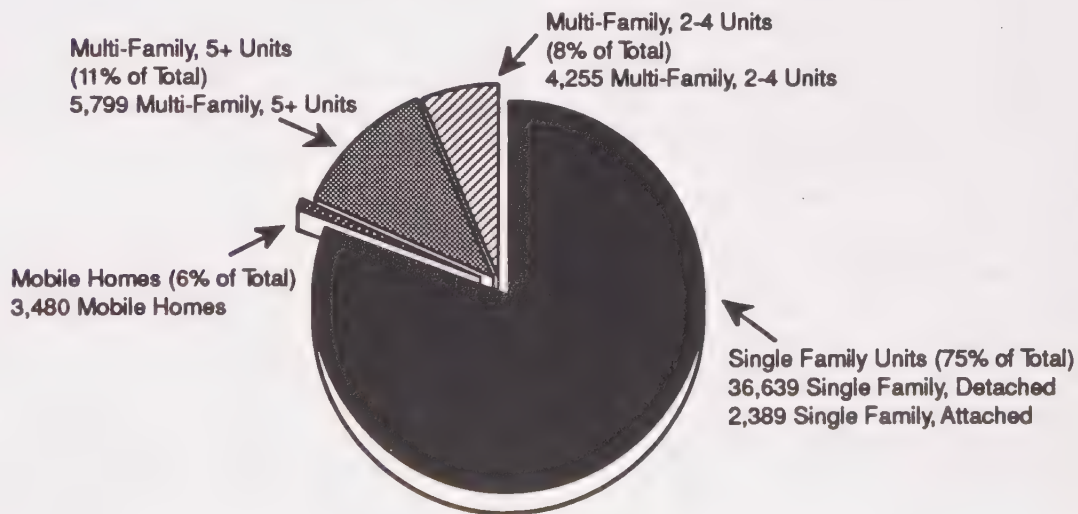
It is interesting to note that, while mobile homes only comprise 6% of the County's housing stock, the mobile homes in the unincorporated area of the County represent 57% of all mobile homes located in both incorporated and unincorporated areas of the County as a whole. There are a total of 6,092 mobile homes in all areas of the County, and 3,480 of these are located in the unincorporated areas.

## HOUSING UNITS BY TENURE

Tenure indicates whether a unit is owner or renter-occupied. Tenure is often associated with the type of housing unit; for example, single-family units and mobile homes are most often owner-occupied while multi-family units are typically rental units. There are, of course, exceptions; such as single-family units being used as rentals and multi-family units that are condominiums and purchased for ownership use.

Since there is such a high percentage of single family units in the unincorporated areas of the County, it would be expected that there would also be a higher than average percentage of owner-occupied units. According to the 1980 U.S. Census data, 67% of all the housing units in the unincorporated areas were owner-occupied. This compares to a total of 59.5% for the County as a whole (incorporated as well as unincorporated area) and 55.9%

**Table 3.3**  
**Housing Units by Type**  
**County of Santa Cruz (Unincorporated), January 1990**



36,639 Units  
2,389 Units  
4,255 Units  
5,799 Units  
3,480 Units

**52,562 Units**

Single Family, Detached  
Single Family, Attached  
Multi-Family, 2-4 Units  
Multi-Family, 5+ Units  
Mobile Homes

**TOTAL UNITS**

Source: State of California, Department of Finance estimates, April 1990



for the State of California. Historically, the homeownership rate in the County has been decreasing, as has the rate statewide. In 1960, 73% of the units in the County were owner occupied; by 1970, that percentage had decreased to 69.4%. The State reflected a similar decline. Since 1980, the percentage of owner-occupied units statewide has fluctuated up and down by approximately 5%; as of 1988, the percentage was slightly less than the percentage in 1980.

## VACANCY RATES

A community's vacancy rate indicates the percentage of units that are vacant and for sale or rent at any one time. Theoretically, a vacancy rate measures the condition of the housing market, indicating whether there are sufficient vacant units available for a "healthy" housing market with adequate supply and demand.

Vacancy rates for the County are computed by the State Department of Finance on a yearly basis, and by the U.S. Census Bureau every ten years. These rates are based on a review of all housing units, including seasonal and occasional housing units (i.e. vacation homes, temporary migrant labor units, etc.). The vacancy rate for the unincorporated areas of the County has been above 10% for the past 30 years. In 1960, the vacancy rate was extremely high, 33.8%; indicating that approximately one-third of the housing stock at that time was vacant. In most recent years, the rate has fluctuated between 11-13%. While a vacancy rate of over 10% would be regarded as high in some housing markets, it should be noted that there are many units in the County which are used as second homes and vacation rentals, and are thus unavailable for year round or permanent use. There are many homes in the beach areas, as well as in the mountain areas of the County, that are still used for this purpose and, therefore, should not really be considered part of the available housing stock.

The 1989 Loma Prieta earthquake had a definite effect on vacancy rates in the County. From 1985 through 1989, the vacancy rate for the County remained in the 12% range. However, after the earthquake, the vacancy rate dropped to 11.12%. This reflects both the loss of many quake-damaged housing units and the occupancy of some previously vacant units. See Table 3.4 for the vacancy rates for the unincorporated County from 1960 to 1990.

**Table 3.4**  
**Vacancy Rates**  
**County of Santa Cruz (Unincorporated Area)**  
**1960-1990**

Year	Vacancy Rate
1960	33.8%
1970	19.6%
1980	13.9%
1990	11.12%

Source: U.S. Census 1960, 1970, and 1980.  
State of California Department of Finance, 1990  
(Population and Housing Unit Estimates)

## HOUSING AGE AND CONDITION

One method to evaluate the condition of a community's housing stock is to review the age of the housing units. Structures that are 30 years or older often require repairs for modernization or to correct the results of deferred maintenance. A community with much older housing may need to be concerned about improving the condition of the stock and ensuring that housing units are safe and healthy places in which to live.

According to data generated by the 1980 U.S. Census, 43% of the units in the County's unincorporated area were built before 1960. This would indicate that 19,582 units are 30 years of age or older. (It should be noted that this data was generated in 1979-80, and a small number of these units may have been demolished or replaced since that time.) In addition, there are also a significant number of units (11,613 units) that were built during the 1960-69 period. These units will be approaching 30 years of age in the next decade and may also need housing improvement and modernization. In total, then, there are 19,582 units over the age of 30 years and another 11,613 units approaching 30 years of age in the unincorporated County. These 31,195 units represented 59% of all units in the County (unincorporated areas only) as of January, 1990.

A more specific gauge of housing conditions is a physical inspection of housing units, as part of a "housing condition survey." The inspection typically involves assessing the exterior condition of a dwelling unit, with an inspection of the interior of the unit if time and staffing permits. In March, 1988, the County Planning Department conducted a windshield survey of three areas of the unincorporated County which had been identified as having a larger than average share of older units: Davenport, Live Oak and Freedom. A total of 10,825 units were evaluated according to their exterior condition and, of that total, 42% were found to be in need of rehabilitation. As Table 3.5 indicates, the greatest number of units in need of rehabilitation was in the Live Oak area, while the highest percentage of units in need of rehabilitation was in Davenport.

Of the total 4,544 units in need of rehabilitation, 45% were considered to need "minor" rehabilitation (up to \$5,000 worth of work to bring units up to compliance with the Housing Code Standards) and 19% were in need of "moderate" rehabilitation (between \$5,000-17,500 required to bring them into compliance). Another 29% were determined to be in need of \$30,000 or more in work in order to be in compliance and were therefore classified as in need of "substantial" rehabilitation. The remaining 7% were considered "dilapidated" and, depending on the circumstances, would be more feasibly replaced than repaired.

Some common deficiencies identified during the housing condition survey included foundation work, structural repairs, electrical work, roof repair and replacement, plumbing and drainage repairs and painting. Repairs noted for mobile homes were primarily for new roofs, new skirtings, electrical repairs and porch repairs. It was estimated that most of the repairs for mobile homes could be completed within the price range of \$2,000-6,000/unit.

The three geographic "target" areas identified above were chosen for a windshield survey because they contain a higher percentage of older and substandard units than other areas of the unincorporated County. Units in need of rehabilitation are located in these areas as well as in other areas of the County. The "1990 Statewide Housing Plan," prepared by the Department of Housing and Community Development (HCD), estimates that there are 11,900 units in need of repair or replacement (defined as needing repairs in excess of \$2000) in Santa Cruz County incorporated as well as unincorporated areas. This number represents 13% of all the units in the County, while the average percentage for the State as a whole is 12%. The 13% estimate for Santa Cruz County appears to be low, as it includes units for both the incorporated and unincorporated areas, but 4,544 units were found to be in need of rehabilitation in just the three target areas identified above. These 4,544 units alone would represent 38% of all the units estimated by the State to need rehabilitation in the entire County.

**Table 3.5**  
**Housing Condition Survey Results**  
**County of Santa Cruz, March, 1989**

	Davenport	Freedom	Live Oak	Total
<b>Number of Units</b>	106	888	9,831	10,825
<b>Number of Dilapidated Units In Need of Rehabilitation</b>	59	386	4,099	4,544
<b>Percentage of Dilapidated Units In Need of Rehabilitation</b>	56.7%	43.5%	41.7%	42.0%

Source: 1990 County of Santa Cruz, Community development Block Grant (CDBG) Application



## EFFECT OF THE 1989 LOMA PRIETA EARTHQUAKE ON HOUSING STOCK

The October, 1989 Loma Prieta earthquake had a major effect on the housing stock in Santa Cruz County. Because the epicenter of the earthquake is located in Santa Cruz County (at the Forest of Nisene Marks State Park), many of the County's buildings sustained major damage from the earthquake.

In a February, 1990 report to the Board of Supervisors, the County Administrative Officer provided a written summary of the reported effects of the earthquake on County residents. The report does note that the information provided is based solely on reported damage, it does not include the estimated millions of dollars in damages which were never reported to the County and/or absorbed by individual property owners, private insurers or the Federal Emergency Management Agency. The 1990 report indicates that 351 dwelling units in the County unincorporated areas were demolished as a result of the earthquake. The largest concentration were located in the Summit area (109 units) and the second largest concentration were in the San Lorenzo Valley, Aptos and Pajaro Valley areas. The dollar value of the total 351 units prior to demolition was estimated to be over 40 million dollars.

The report further notes that 1,696 dwelling units in the unincorporated County sustained "major damage" as a result of the earthquake. "Major damage" was defined as damage requiring more than \$10,000 in repairs. The 1,696 total includes 251 mobile home units. Again the San Lorenzo Valley and the Summit area contained many of the units that were damaged, with approximately 559 units located in those 2 areas alone. The total estimated dollar value of the damage to the 1,696 units was \$64,030,310. An additional 1,452 dwelling units and 333 mobile homes in the unincorporated areas were identified as having "minor damage."

In total, 3,832 units were reported as demolished or damaged as a result of the earthquake. These 3,832 units represented 7% of the County's housing stock as of January 1, 1989. It must be remembered that this estimate of damage is considered to be conservative, since it only includes reported damages. Therefore, it is likely that the actual percentage of the County's housing stock impacted by the earthquake exceeds 7%.

In response to the urgent conditions created by the earthquake, the County established the "Earthquake Recovery Unit" as a free-standing division of the Planning Department. During the 12 months following the earthquake, this Unit issued a total of 6,291 damage repair permits. As of January, 1990, the Federal Emergency Management Agency (FEMA) had received 7,367 applications for temporary housing from residents of the unincorporated and incorporated County, and another approximately 11,000 applications for individual/family grants or "small business: homes" assistance.

The "California Disaster Assistance Program" (CALDAP) has also been a financial resource for earthquake related damages. CALDAP provides loans which are either deferred or amortized at 3% interest to households who are unable to receive FEMA assistance. The Santa Cruz County Housing Authority is managing CALDAP for the County's unincorporated area. As of January 31, 1991, Housing Authority staff estimated that they had approximately \$10 million dollars allocated from CALDAP, and had processed 56 loans to date. Of the 56 loans, 30 were to households located in the unincorporated area of the County.



## COST OF HOUSING

Similar to most other areas in California, the cost of housing in Santa Cruz County has increased significantly during the past decade. The impact of this increase has been felt in both the rental and ownership markets.

### RENTAL MARKET

According to surveys conducted by the Housing Authority and County Planning Department, the median rent for a 2 bedroom unit in northern Santa Cruz County was \$200 in 1974 and \$375 in 1979. By 1984, the 1974 median rent of \$200 had more than doubled to \$510. (Source: 1985 County of Santa Cruz "Housing Element") In the Fall of 1990, a survey of housing units advertised for rent in the "Santa Cruz Sentinel" revealed the following.

Rents in Watsonville and the Pajaro Valley (south County) have historically been lower than those in north County. Information in the City of Watsonville's 1986 "Housing Element" indicates that the average monthly rent for a

two bedroom unit in 1986 was \$600 and the rent for a three bedroom unit was estimated to be an average of \$775 per month.

### HOMEOWNERSHIP MARKET

In 1970, the median residential sales price in the County of Santa Cruz was approximately \$20,000; ten years later, the median price had increased to almost \$100,000. The rapid appreciation of homes during the 1970-80 decade was again repeated in the 1980-90 decade. By 1990, the median price for a home in northern Santa Cruz County had increased to \$271,800, while the median sales price for a condominium was \$199,677. (All data cited is from the Santa Cruz Board of Realtors for June-December, 1990.)

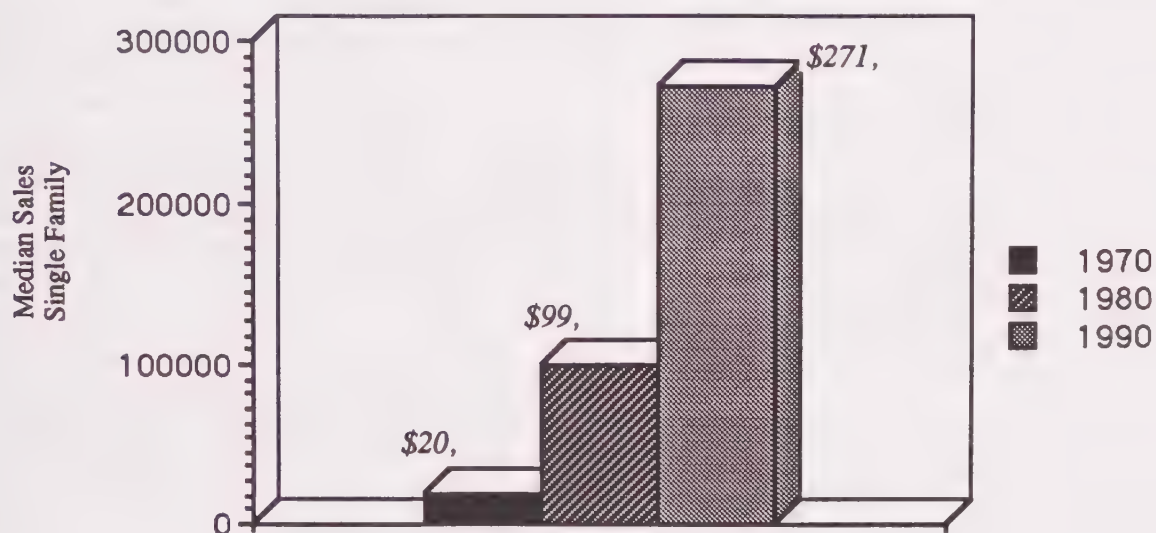
In the Watsonville area, the sales prices were lower. The median sales price for an existing home in the Watsonville area was approximately \$194,711, and the price for a condominium was \$186,761.

**Table 3.6**  
**Advertised Average Monthly Rents, 1990**  
**Northern Santa Cruz county Housing Market**

Type of Unit	Advertised Average Rent
Rooms for Rent	\$420
Studio Units	\$540
Apartments	
One Bedroom	\$630
Two Bedroom	\$770
Condominiums/Townhouses	
Two Bedroom	\$950
Three Bedroom	\$1160
Houses:	
Two Bedroom	\$1100
Three Bedroom	\$1360
Four Bedroom	\$1590

Source: Survey conducted by Freitas & Freitas of "Santa Cruz Sentinel"  
Classified Advertisements, Fall, 1990

**Table 3.7**  
**Existing Single Family Homes (Excluding New Construction)**  
**Median Sales Price, Northern Santa Cruz County**



Source: 1970 and 1980 Data - County of Santa Cruz 1985 Housing Element  
1990 Data - Santa Cruz Board of Realtors (June-December, 1990)



## AFFORDABILITY OF HOUSING

Providing affordable housing is one of the major issues facing California today. A 1990 report by the Joint Select Task Force on the Changing California Family, a state legislative committee, concluded that the high cost of housing is contributing to a crisis in the California family. The report states that,

"In order to locate affordable housing, many family members are working longer hours, multiple jobs or commuting long distances to work. All of these factors take a toll on family life, leaving less time for parents to spend with their children and adding to the stress of an already long work day."

In Santa Cruz County, as in other California communities, households are often forced to spend more than a reasonable share of monthly income on housing. The 1980 U.S. Census data indicate that, of the 15,751 lower income households in the unincorporated area, approximately 50.9% (8,023 households) were overpaying for housing. In 1980, "overpaying" was defined as paying in excess of 25% of household income for rent or mortgage payments. Of the 8,023 lower income households who were overpaying for housing, 68% (5,462 households) were renters and 32% (2,561 households) were owners.

Since 1980, the percentage that determines whether a unit is affordable (and, consequently the household is not

overpaying for housing) has increased. The standard most often used by both financial institutions and governmental agencies is that a household should now spend no more than 30-35% of their household income for housing costs. These percentages vary depending on the type of agency administering the housing program, the actual household income, and whether the household is an owner or renter household. For example, changes to State law effective January 1, 1991 specify the following percentages of household incomes for affordability determinations. (Please note: these calculations are used to determine how much a household can theoretically "afford" to pay; these calculations are not used to define very low, lower and moderate income households.)

Using the affordability criteria listed in Table 3.8, the average four person very low income household in Santa Cruz County can "afford" \$496 per month for housing in 1990. This was calculated by multiplying 30% of 50% of areawide median income for a four person household. (In 1990, the median income for a four person household in the County was \$39,700 per year, 50% of that is \$19,850 per year.) The average 2 bedroom apartment in northern Santa Cruz County was advertised for rent at \$770 per month according to the survey results identified in Table 3.6. To pay this amount in monthly rent would require approximately 47% of a very low income household's monthly income. Even if this hypothetical household decided to rent a one bedroom apartment to save on housing costs, they would still be paying 38% of their income for the average one bedroom apartment's advertised rent of \$630 per month.

**Table 3.8**  
**Housing Affordability Guidelines**  
**State of California, 1991**

Renter Households		
Very Low Income:	30% of 50%	of Areawide Median Income
Lower Income:	30% of 60%	of Areawide Median Income
Moderate Income:	30% of 110%	of Areawide Median Income
Owner Households		
Very Low Income:	30% of 50%	of Areawide Median Income
Lower Income:	30% of 70%	of Areawide Median Income
Moderate Income:	35% of 100%	of Areawide Median Income



The lower income household of four persons in Santa Cruz County theoretically has \$595 available for housing (using the 30% of 60% of areawide median income). Like the very low income household, the lower income household would also be unable to "afford" the average two bedroom apartment's advertised rent of \$770 per month. The only type of unit that would be affordable for the lower income household would be a studio unit with an advertised average rent of \$540 per month.

In 1990, a four person moderate income Santa Cruz County household could afford \$1092 per month for housing (using 30% of 110% of areawide median income). The moderate income household could therefore afford to rent the average 2 or 3 bedroom apartment in Santa Cruz County, but would have to pay more than 30% of their income to rent a 2 bedroom or larger house.

Table 3.9 compares the average rental housing costs by housing unit type with the theoretical amount of monthly income that a Santa Cruz County household can "afford"

"for rent. The information in this table demonstrates that very low and lower income households have a difficult time securing affordable rental units in the County's housing market. In order to rent the average unit, these households must often times spend much more than 30% of their income for housing.

Should a household wish to purchase rather than rent a housing unit, the affordability dilemma becomes even more complicated. The median sales price for an existing home in the south County area was approximately \$194,711 and the median in the northern County area was \$271,829 during the latter half of 1990. A household should have an annual income of approximately \$62,000 to afford the \$1,568 monthly housing payment for a south County unit; an annual income of \$87,000 would probably be required to afford the monthly housing payment of \$2,169 for a unit in the northern part of the County (using a 30% housing cost to income affordability ratio). These estimates assume that the household has a 20% down payment; if a household can pay more than 20% of the

**Table 3.9**  
**Comparison of Rental Housing Affordability by Income Level**  
**Northern Santa Cruz County Housing Market, 1990**

Amount of monthly income that a very low income household could "afford" for rent	\$496	Very Low Income Household*
	\$540	Average Studio Unit
Amount of monthly income that a lower income household could "afford" for rent	\$595	Lower Income Household*
	\$630	Average One Bedroom Apartment
	\$770	Average Two Bedroom Apartment
Amount of monthly income that a moderate income household could "afford" for rent	\$1092	Moderate Income Household*
	\$1100	Average Two Bedroom House
	\$1360	Average Three Bedroom House
	\$1590	Average Four Bedroom House

\*Amount indicates 30% of monthly income for a household of 4 persons in 1990 dollars, using affordability criteria defined in text.



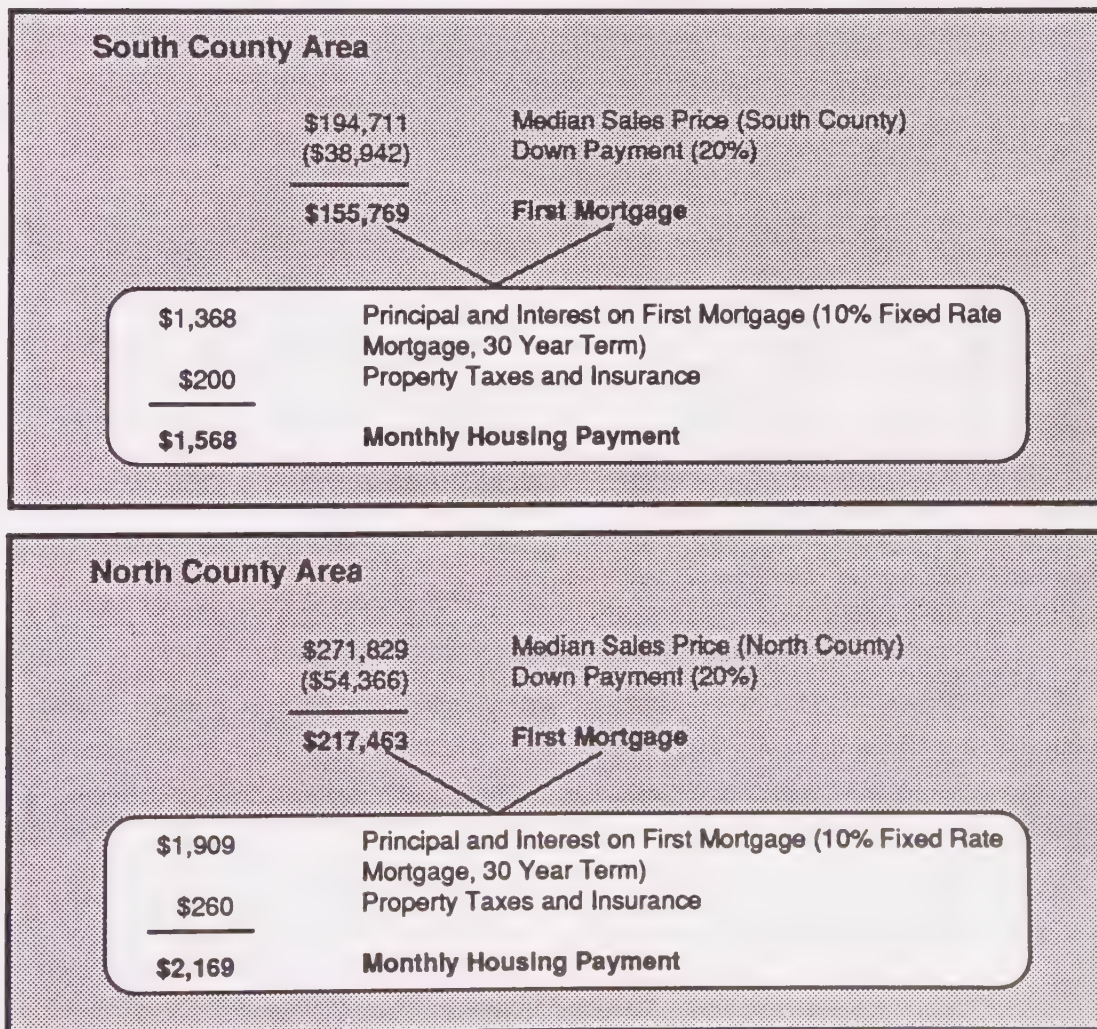
costs as a down payment, then the amount of household income necessary to sustain the mortgage would of course be reduced. The household income calculations further assume that there are fixed rate mortgage loan funds available at 10% for a 30 year amortization period. (Please note: The calculations below do not account for possible Homeowner Association dues, property assessments or utility costs.)

With the areawide median income for a four person household in Santa Cruz County estimated at \$39,700 per year in 1990, purchase of a housing unit is out of reach for many Santa Cruz County households. The only way that many households in today's housing market are able to purchase a unit is if they already own a housing unit and can use the equity from their existing unit as a down payment to reduce the mortgage amount for a newer unit.

## AFFORDABLE UNITS IN THE HOUSING STOCK

In 1978, the voters of Santa Cruz County approved "Measure J." This referendum measure specified, among other things, that at least 15% of newly constructed housing or newly subdivided land in the unincorporated area of the County be affordable. This inclusionary requirement has been enforced by the County's Planning Department since 1979 and is implemented through Chapter 17.10 of the County Code, "Affordable Housing Requirements."

From 1980 through 1989, 975 affordable units were added to the County's housing stock. Approximately 71% (692 units) of the total 975 units are located in the



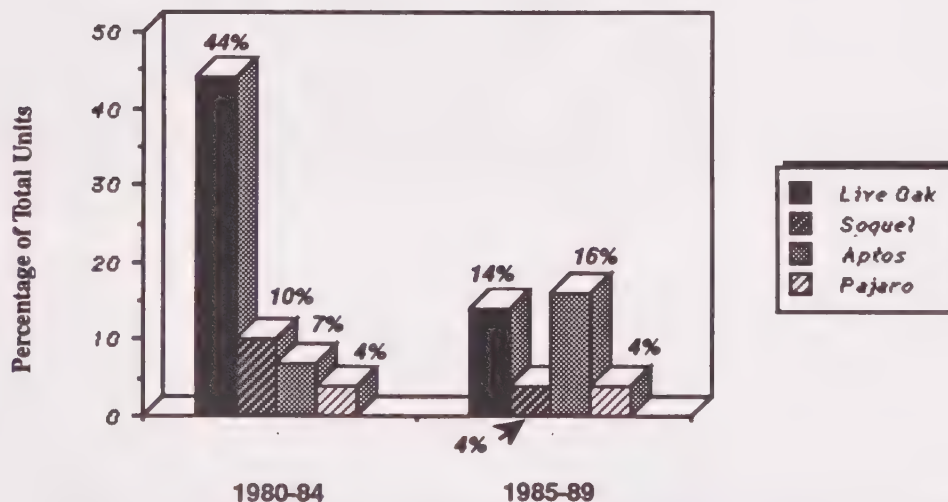


Live Oak area. However, most of the Live Oak affordable units were developed during the 1980-84 time frame; between 1985-89, the number of affordable units built in Live Oak dropped dramatically. Further, the percentage of affordable units in comparison to all units constructed in Live Oak also was reduced in the latter half of the 1980-90 decade as Table 3.10 demonstrates. In a survey conducted by the Redevelopment Agency in 1991, only 23 of 403 pending affordable units in the County were located in Live Oak. (See Redevelopment Agency chart reproduced in Appendix #6.)

The 975 affordable units provided from 1980-89 include some large affordable housing projects such as the 80 unit Seascap Senior housing development in Aptos as well as smaller scale, "inclusionary" units scattered throughout the County. It is estimated that there were

365 units in scattered sites as of Fall, 1990. Depending on the year in which they were constructed and the conditions that were associated with their approval, most inclusionary units are affordable "in perpetuity" to households at or below moderate income levels. The County's inclusionary program consists of both ownership as well as rental units, but the majority are ownership units. The County Housing Authority qualifies eligible households to purchase or rent the affordable units, and also monitors rent levels and purchase prices. Tables 3.11 and 3.12 list the rental rates and purchase prices for the County's "Affordable Housing Program" as of January, 1991. It should be noted that the purchase price for homeownership units is based on the assumption that fixed interest rate mortgage monies are available at 10%; if mortgage interest rates vary from that assumption, then the purchase price is adjusted accordingly.

**Table 3.10**  
**Affordable Units as a Percentage of Total Units**  
**1980-84 and 1985-89**  
**Distribution by Planning Area**



	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Live Oak	17	184	207	45	127	17	13	68	15	0
Soquel	25	17	10	0	0	4	4	1	7	0
Aptos	11	32	13	1	0	4	80	5	1	3
Pajaro	0	0	0	2	1	0	0	1	0	2



**Table 3.11**  
**Rental Rates, Affordable Housing Program**  
**County of Santa Cruz, 1990-91**

Studio	\$519
1 Bedroom	\$593
2 Bedroom	\$666
3 Bedroom	\$741
4 Bedroom	\$788
Source: Santa Cruz County Housing Authority, January, 1991	

**Table 3.12**  
**Homeowner Purchase Prices, Affordable Housing Program**  
**County of Santa Cruz, 1990-91**

	Without Homeowner Association Dues	With Homeowner Association Dues (\$100/mo.)
1 Bedroom	\$81,315.91	\$72,240.31
2 Bedroom	\$91,560.43	\$82,484.84
3 Bedroom	\$101,698.20	\$92,622.65
4 Bedroom	\$107,994.40	\$98,918.75
Source: Santa Cruz County Housing Authority, January, 1991		

## HOUSING IN THE COASTAL ZONE

The California Coastal Act was passed by the State legislature in 1976 and required local governments to adopt and certify "Local Coastal Programs" (LCPs). A community's LCP is required to contain both a "land use plan" and an "implementation plan" which detail how the local coastal resources are to be maintained and protected. The County of Santa Cruz first adopted its LCP in 1981. After the LCP was reviewed and certified, the County assumed coastal permit authority in 1983.

Santa Cruz County's LCP designates specific sites within the coastal zone as potential affordable housing sites. Further, the County's Affordable Housing Ordinance (Section 17.10) requires that sites designated for affordable housing in the coastal zone be developed with 35% affordable housing if not developed as assisted housing or owned by the County.

Section 65588 of the State Government Code requires that coastal jurisdictions provide certain information with regard to affordable housing activity in housing element revisions or updates. The County's 1985 Housing Element contained information on housing in the coastal zone from 1982 to 1984. Table IV-K-1 on page 83 of that document indicates that 653 market rate units were built in the Coastal Zone and 237 affordable units (183 rental units and 54 ownership units). During that same time period, there were 11 residential demolitions and 1 conversion of residential to non-residential use.

From 1985 through 1990, 626 new residential units were constructed in the coastal zone. Approximately 73 units were demolished and 104 units were identified as being replacement units. (The Coastal zone was defined in the 1985 Housing Element as being certain selected census tracts and those tracts are identified on page 83 of the 1985 Element.)

## SECTION 4.4: EVALUATION OF THE 1985 HOUSING ELEMENT

### BACKGROUND INFORMATION

State Housing Element Guidelines require that communities evaluate their previous Housing Elements according to the following three criteria:

- Effectiveness of the Element,
- Progress in Implementation, and
- Appropriateness of Goals, Objectives and Policies.

The County's most recent Housing Element was revised and adopted in 1985. In 1986, the State Department of Housing and Community Development (HCD) certified the County's Element as being in compliance with State Housing Element law. In 1988, HCD indicated that the Housing Element was no longer in compliance with Housing Element law. As a result of this action and further discussion with HCD, the County Board of Supervisors adopted Resolution #97-90 which led to HCD determining that the Housing Element was once again in compliance with State law. Therefore, the review of the 1985 Element detailed below includes information contained in both the original 1985 document, as well as the actions included in Resolution #97-90.

## EFFECTIVENESS OF THE 1985 ELEMENT AND PROGRESS IN IMPLEMENTATION

The 1985 Housing Element identified four broad housing goals:

- **Housing Supply:** To insure a decent home and a suitable living environment for all County residents
- **Housing Affordability:** To protect and increase the supply of housing affordable by low and moderate income households
- **Existing Housing Conditions:** To maintain and improve the physical condition of existing housing
- **Equal Housing Opportunity:** To insure that all County residents have equal access to housing opportunities

For each of these four goals, the 1985 Element identified supporting policies, objectives and programs. The review and evaluation of the 1985 Housing Element is organized according to each housing goal from the 1985 Element, and includes a discussion of policies, objectives and programs as appropriate for each housing goal. In order to facilitate this evaluation process, housing programs are referenced by the numerical order in which they were described in the 1985 Housing Element (beginning on page 96 of that document). The program number from the 1985 Housing Element is identified in parentheses, such as (Program 1.1.101), and is referenced in the text following each 1985 Housing Element goal.



## HOUSING SUPPLY

In the policies and programs section of the 1985 Housing Element, the three major efforts scheduled for the 1985-90 time period were to: 1) establish annual growth rates that reflected statewide population trends, regional housing need and the capabilities for unincorporated growth, 2) encourage new residential growth within the Urban Service Line (USL) and, 3) review processing procedures, development standards and costs associated with residential development.

### ANNUAL GROWTH RATES AND HOUSING UNIT INCREASE (PROGRAM 9.1.1.101)

The Board of Supervisors has continued to set annual growth rates that reflect statewide population trends, regional housing needs and the capability of the area to absorb new growth. Building permits are allocated based on adopted growth rates. "Allocated" means that permits are available; whether they are used or "issued" depends on whether there is a development application submitted for those permits.

The Board of Supervisors allocated approximately 4,842 building permits from 1985 through 1990. The 4,842

includes an additional allocation of 1,384 permits for affordable units that the Board of Supervisors authorized in 1989 in order to foster attainment of the County's regional housing need goals.

Program 9.1.101 in the 1985 Housing Element noted that the AMBAG projected new construction need of 4,890 units over the 5 year period from 1985-90 "would be taken into consideration" in setting growth rates. The County of Santa Cruz has fulfilled its responsibility with regard to this program in that the Board of Supervisors has allocated building permits that would accommodate 99% of the identified new construction need (4,890 units needed and 4,842 building permits allocated).

While a sufficient number of permits has been allocated, the actual number of permits issued for residential units has been less. In the period from 1980-84, 4,923 permits were allocated and 3,890 were issued. For the planning period from 1985 through June of 1990, 4,842 permits were allocated and 3,242 building permits were issued. The difference between permits allocated and actually issued has resulted in a surplus of approximately 1,600 unissued building permits. When this surplus is added to the "carryover" surplus at the beginning of the 1985-90 period, the total surplus of permits available is approximately 2,700, the majority of which (1,766 permits) are designated for affordable units. These permits have continued to be "carried over" on a yearly basis. At the beginning of 1990, the carryover was approximately 2,700 permits and the Board allocated another 487 permits for program year 1990 and then another 495 permits for the 1991 program year.

Therefore, during the time frame for the 1985 Housing Element, the County of Santa Cruz has allocated a sufficient number of building permits to meet its regional new construction need. Approximately 4,842 permits were authorized from 1985 to 1990 in order to accommodate the estimated need of 4,890 units. An additional 495 permits were authorized for 1991, a total allocated from 1985 to January, 1991 of 5,337 permits.

**Table 4.1**  
**Permit Allocations, 1989-90**  
**County of Santa Cruz**

Year	Building Permits Allocated	
1980	1,055	
1981	937	
1982	968	
1983	972	
1984	991	
1985	757	
1986	768	
1987	468	Total 1985-90=4,842
1988	489	
1989	489 + 1,384	
1990	487	
<b>Total (1980-90)</b>	<b>9,765</b>	



## **NEW GROWTH DIRECTED TO AREAS WITHIN URBAN SERVICE LINE (PROGRAM 9.1.2.101)**

One of the continuing objectives of the County is to direct and encourage new residential growth within the Urban Services Line (USL), where housing for lower income households is usually most easily provided. From 1985-1989, a total of 2,961 building permits were issued. Of that total, 1,767 permits were for dwellings within the USL and the remaining 1,194 permits were for dwellings in the rural areas. Translated into percentages, 60% of the permits were used for dwellings in the USL and 40% were used for dwellings in the rural areas. For the 1976-89 period, 57% of the total building permits were issued within the urban area and, 43% were issued within the rural area.

## **PROCESSING PROCEDURES, DEVELOPMENT STANDARDS AND COSTS ASSOCIATED WITH RESIDENTIAL DEVELOPMENT (PROGRAMS 9.1.3.901 TO 9.1.5.901)**

### **• Long-Range Development Standards and Costs**

The County's Capital Improvement Program (CIP) continues to be an important guide in identifying improvement and development standards for residential areas. Refinements have been made annually to the County's CIP to identify and program public service improvements and to provide a basis for development of necessary financing programs. A major source of funding for the Live Oak and Soquel Planning Areas was secured by the issuance of two bonds by the County's Redevelopment Agency to upgrade the infrastructure for these two areas. Appendix #5 contains a listing of the Redevelopment Agency's projects as of Spring, 1991.

During the 1985-90 time period, the County also re-evaluated some of the public costs resulting from major developments and made revisions to the fee structures. Revised Transportation, Roadway and Roadside Betterment fees have been adopted for the Aptos, Soquel, Live Oak and the Pajaro Valley Planning Areas. Park Fees have also been reviewed and increased where necessary.

One of the most significant actions that the County initiated during this time frame was a complete update of the General Plan, emphasizing infrastructure and growth capacity. In addition, an evaluation of the County's infrastructure and public service capabilities has been

prepared and town plans have been completed for Aptos, Felton, Ben Lomond, Boulder Creek and Soquel.

### **• Permit Processing and Planning Procedures**

The County conducted an extensive review of its planning and permit processing procedures during the 1985-90 time frame. Two outside consulting firms were utilized to conduct an evaluation of the County's planning and permit processing system and to provide recommendations for improvement. The first study, conducted by Zucker Systems, evaluated the planning process system and provided a series of recommendations and an action plan for improvement. Key recommendations included the following:

1. the need to train Department managers in management functions,
2. a variety of changes in the way plans are processed,
3. the need to clarify a variety of planning policies,
4. the need to expand staff training programs, and
5. a program to either increase efficiency, or hire more staff and raise fees to avoid the continuing backlog of development permit analysis.

The Zucker report provided 102 specific recommendations on ways to improve the planning process. The report was accepted by the Board of Supervisors in January, 1990. At that time, the Planning Department was directed to implement the report recommendations and to submit monthly progress reports to the Board.

The second study was conducted by Western Productivity Group and provided an analysis of permit application procedures for single family dwellings and for the discretionary permit application process. Western Productivity's major finding was that the building application processing timelines could be reduced from the current nine weeks to an average of five to six weeks. Further, key recommendations from their reports included the following:

1. Provide better up-front information to the applicant,
2. Require known, up-front discretionary permits and any technical approvals to be obtained prior to submittal of related building applications,
3. Convert the system of building permit review to a concurrent-oriented process, and
4. Implement a new function, consolidation of building plans, prior to issuance of the building permit.



In January, 1990, the Board of Supervisors accepted the Western Productivity report and directed staff to implement the recommendations with monthly progress report updates. Upon direction from the Board of Supervisors, the Planning Department began to implement changes in order to respond to the recommendations of these reports. It should be noted that, at the time these reports were accepted by the Board (early 1990), the Planning Department was carrying an unusual workload because of the 1989 Loma Prieta earthquake and all of the earthquake-related processing and recovery efforts that were occurring at that time. Nonetheless, the Planning Department has continued to implement the recommendations and provide monthly reports back to the Board. In the progress reports, the status of work items for each division of the Planning Department is discussed, and completed or future actions are identified. Specific actions regarding public hearings, scheduling of draft reports and coordination with outside agencies are also discussed in the report.

While nearly all of the recommendations in the reports are either complete or in progress, the most significant improvement is that permit processing time has been reduced substantially. For example, the average processing time for a single family dwelling building permit application from submittal to evaluation was 12 weeks in 1989. By late 1990, that time period had been cut in half so that the average processing time was approximately 6.1 weeks. The average time frame for building permit applications for major projects also was reduced in half, from 8.6 weeks to approximately 4 weeks. This reduction in processing time is significant and the Planning Department intends to continue to re-evaluate and monitor their progress in permit processing.

In addition to building permit processing reform, the Planning Department has worked on streamlining and improving discretionary review. As the graph in Appendix #10 illustrates, discretionary review processing times have been reduced for all levels of application, from approximately 20% reduction to over 50% reduction. These "reforms" continue as the Department fully implements the recommendations from the Zucker Systems report and the Western Productivity report.

The Department has designated one employee as the "Customer Service" representative whose sole job is to guide development applications through the process, keep applicants informed as to their application status and ensure that all information is communicated. Appendix #8 contains letters from recent affordable housing developers who attest to the fair and expedient treatment received under the County's current building and discretionary permit processing system. In an additional effort to improve the permit processing system, the Board of Supervisors, in June of 1991, directed the Planning Department to evaluate the task of rewriting County Code chapters addressing land use regulations. The intent of the rewriting will be to clarify and simplify the procedures.

In summary, while the County continues to adhere to policies which protect critical environmental resources and ensure adequate public services and neighborhood quality, these policies do not constrain the County from achieving its housing goals. On-going improvements in permit processing; revisions to the growth management system to exempt affordable housing units; clarification of residential design and zoning standards; willingness to work with developers to achieve bonus densities and modify development standards or fees where appropriate; and an accelerated commitment to providing for affordable housing indicate the County's ability to respond to housing needs.

#### • Affordable Housing Outreach Program

During 1989-90, the County developed an outreach program to publicize the availability of affordable building permits. The program identified target groups and listed specific tasks to be undertaken to disseminate information to these target groups and assist them with securing affordable housing permits. While some of the initial tasks were completed, the program was never fully undertaken due to the unexpected planning department staff requirements demanded by the 1989 Loma Prieta earthquake.

The County recognizes the importance of this type of program and the outreach program is one of the top priority items for the 1991-96 time frame of this Element. Please see Program #16 in Section 4.8 for a description of the actions to be undertaken.



## **HOUSING AFFORDABILITY**

One of the most significant objectives of the 1985 Housing Element was to encourage the provision of affordable housing. The 1985 Element contained policies and programs that encouraged the continued maintenance of existing affordable housing, required the provision of a certain percentage of affordable housing in new construction, directed that affordable housing be dispersed throughout the County and encouraged the reduction of residential energy use in order to decrease housing costs and conserve resources.

### **MAINTENANCE OF EXISTING AFFORDABLE HOUSING (PROGRAMS 9.2.1.401 AND 9.2.1.501)**

The two housing programs referenced above outlined specific actions with regard to mobile home rent stabilization and conversion. Throughout 1985-90, the County has continued to implement the mobile home rent stabilization program and to enforce Chapter 13.30 of the County Code which prohibits mobile home owners from converting mobile home parks to other uses.

In addition to these two programs, the County also has continued to maintain its policies regarding condominium conversions and demolition/replacement of existing structures. The Condominium Conversion Ordinance is designed to protect existing rental units from being converted to condominiums. The Ordinance establishes that existing rental units cannot be converted to condominiums unless certain conditions are met, including a County rental vacancy rate of 3% or higher. The Ordinance does provide exceptions to these conditions if 100% of the units to be created are made affordable to households of average (moderate) income or below for a minimum of 30 years.

The County has also adopted policies regarding the demolition of existing structures which are suitable for relocation. These policies establish certain procedures that need to be followed when an application for demolition is filed. Further, if the residential structure contains 3 or more units and the unit(s) to be demolished are occupied by individuals of lower or moderate income, certain procedures and conditions apply for the provision of replacement units. The replacement units must be affordable and must comply with provisions of the County's Local Coastal Program, if applicable.

An additional program which helps to preserve affordable housing units and which was developed after the 1985 Housing Element was adopted is the "Housing Foreclosure Revolving Fund." This fund was approved in 1990 and provides monies to assist with the purchase of an ownership unit in the County's affordable housing stock that is in foreclosure. The monies are used to pay the delinquent portion of a mortgage loan and to obtain title to the property so that the unit can once again be sold to a lower or moderate income household.

### **CREATION OF NEW AFFORDABLE HOUSING UNITS (PROGRAMS 9.2.1.301, 9.2.1.302, 9.2.1.601 THROUGH 9.2.4.201)**

- **Allocation of Building Permits for Affordable Units**  
In order to fulfill the intent of the Affordable Housing Requirements, the Board of Supervisors has allocated building permits specifically designed to encourage the creation of affordable units. In recent years, the Board has allocated these permits in conjunction with the annual allocation of permits. In 1989, the Board of Supervisors approved a special allocation of 1,384 building permits for the development of affordable housing units. This special allocation, when added to the existing permits that were available, created a pool of 1,766 building permits for affordable units as of June, 1990. The Board of Supervisors approved the "carryover" of these permits into 1991 and also approved an additional 202 permits for affordable units for the 1991 program year (the 202 permits represented 41% of all permits allocated for 1991). Since 1985, slightly more than 2,000 permits have been allocated for affordable units. Since 1992, permits for affordable dwelling units have been exempted from the building permit allocation process.

- **Affordable Housing**

During the period from 1980 to January 1, 1985, approximately 4,147 units were constructed in Santa Cruz County. Pages 86-87 of the 1985 Housing Element estimate that 6% of the new units constructed from 1980 to January 1, 1985 were occupied by very low income, 5% by low income, and 13% by moderate income households. Table IV-L-1 on page 86 of the 1985 Housing Element (revised in 1987 per correspondence with the State Department of Housing and Community Development) compares these percentages with the estimate of projected need by AMBAG. The information in that table follows:



	AMBAG Projected Need (1980-85)	Actually Constructed (1980-85)
Very Low Income	1,427 units	249 units
Low Income	1,317 units	207 units
Moderate Income	987 units	839 units

Detailed information on the income levels of the residents of inclusionary units was not available at the time this Housing Element was prepared. This is, in some part, due to the fact that income and asset determinations are made only at the time of a change in tenancy or ownership, and not annually. (Please note: one of the recommendations included in this Element, specifically Program #16 is for the County to maintain more detailed records on affordable units according to household income level and tenure.) It is estimated that approximately 50% of the inclusionary units are occupied by moderate income households and the remaining units evenly divided between very low and lower income households. Therefore, applying these percentages to the 283 inclusionary units, 141 units are estimated to be moderate income units, 71 units of low income and the remaining 71 units occupied by very low income households.

It is important to note that, while the affordable units actually constructed fell short of the AMBAG goal, there were approximately 1,766 permits available for affordable units. The Board of Supervisors approved a special allocation of 1,384 building permits for affordable units in 1989. When this allocation is added to the existing pool of affordable unit permits, the total number of permits available was 1,766 permits in 1990.

#### • Creation of Redevelopment Agency

An important and significant action that the County has taken since 1985 was the creation of the Redevelopment Agency. The County's Redevelopment Agency has established projects in a redevelopment area comprising Soquel and Live Oak. As one of the few counties in northern California to create a Redevelopment Agency, the County is in the fortunate position of generating additional revenues for affordable housing development through tax increment funds. During the latter part of the 1985-90 time period, the Redevelopment Agency authorized approximately \$7 million dollars in bond issues for affordable housing. These funds represent a significant resource for the County's affordable housing

programs. In order to best utilize these funds, the Redevelopment Agency prepared a housing report in May, 1990 which outlined goals and guidelines for the Redevelopment Agency's housing program. This report was adopted by the Agency Board of Directors and staff is working on prospective housing projects. In the Spring of 1991, Agency staff were working with developers to construct or preserve 260 units of affordable housing. A listing of 1991 Agency-assisted housing projects is included in Section 4.5.

#### • Housing Resource Programs

During the time frame of the 1985 Housing Element, the Planning Department administered several programs which encouraged the creation of additional affordable housing opportunities. One of these programs was the "Mortgage Credit Certificate" program which creates a financial incentive for low and moderate income first-time homebuyers. The "credit" is in the form of an income tax credit which can be taken by the household if they qualify and if the house that they purchase meets certain criteria. Approximately 145 Mortgage Credit Certificates had been issued in the County as of January, 1991 and 31 of those were used by participants in the County's Affordable (Inclusionary) Housing Program.

In addition to the Mortgage Credit Certificate program, the County has participated in two other programs designed to assist homeownership. First, the County participated in the Santa Cruz 1985 Mortgage Revenue Bond in which mortgage money was provided at below market interest rates to 15 lower and moderate income County households. As a result of the tax exempt bond issue being called in full by the issuer several years later, the County was given \$290,000 and all outstanding mortgages issued to affordable households under the program were forgiven (an extremely rare but fortunate event). The funds received will continue to be used for affordable housing programs. The second program, which was initiated in 1990, is designed to provide mortgage assistance for approximately 25 households in Santa Cruz County. The Housing Authority, acting on behalf of the County, assisted San Francisco Federal Savings and Loan in securing mortgage funds from the "Affordable Housing Program" of the Federal Home Loan Bank Board. The mortgage funds provided through the program are "silent second" mortgages on the purchase of a property which are designed to reduce the amount of down payment and monthly mortgage payment that a low or moderate income household would have to pay.



The County has also provided funding to Senior Network Services to administer a "Shared Housing" program. This program "matches" elderly households with other households in shared housing arrangements. From 1985-1990, Senior Network Services matched 244 households who lived in unincorporated areas of the County. Senior Network Services also provides housing information to elderly households with regard to the type of affordable housing units available in the County.

### • Second Affordable Unit Program

In 1986, the County developed and approved a program to encourage the creation of second affordable units or accessory second dwelling units on lots with an existing or planned single-family residence. The second units are restricted to lower income households, with priority given to seniors, for a 30 year period. As of December, 1990, there had been 11 affordable second units approved by the County.

One of the objectives during the 1991-96 time frame will be to encourage the production of more second affordable units. It is recognized that the costs involved often make the development of second units financially infeasible for property owners. Further, the County's affordability restrictions on second units may be impacting the production of these units, especially with regard to second units for family members. Therefore, Program #17 in Section 4.8 of this document sets forth an action plan for encouraging more second units during the Housing Element's 5 year time frame.

### • Affordable Housing Sites

The identification of sufficient sites for affordable housing units was an important priority of the 1985 Housing Element, as evidenced by the number of programs directed toward that goal. The County Planning Department has maintained an inventory of vacant sites and updates that inventory approximately every two years. In addition, the Department annually reviews information from the County Tax Assessor's office to identify any properties that have been acquired by the County due to foreclosure or other reasons. Information on these properties has been made available to interested developers and non-profit groups when requested. While the Planning Department has maintained these lists and made them available, it also has recognized the need to update the vacant land inventory on a more consistent and regular basis and to provide more information regarding the suitability of sites for affordable housing countywide.

The Redevelopment Agency has begun an evaluation of potential housing sites. This data base will be used by the Agency to identify appropriate sites within the area and encourage affordable housing development.

An issue related to land inventories is the status of the "Land Acquisition Program" (Program 9.2.3.903). This program was recommended for implementation in the 1985 Housing Element if there was sufficient funding. The focus of the program was to have the County purchase sites suitable for assisted housing and then convey those sites to developers willing to construct affordable housing units. During the 1985-90 time frame, the County purchased the O'Neill Ranch property in Soquel, with the intention of producing affordable housing on the site along with other uses. The County Redevelopment Agency will be responsible for planning possible affordable housing development on the O'Neill Ranch property. In addition to the O'Neill Ranch, the County Redevelopment Agency has also assisted in the acquisition and development of a 39 unit project on Cunison Lane (known as "The Farm") in the Soquel area.

### • Encourage Development of Smaller, Less Expensive Units

Mobile homes and manufactured housing units are usually considered as affordable alternatives to more expensive, "stick built" housing. The County does allow the placement of mobile homes and manufactured housing units on residentially-zoned lots, with certain conditions regarding design considerations. Several of the programs identified in the 1985 Housing Element called for the County to take an active approach in encouraging less expensive housing (i.e. manufactured housing, smaller units, minimum amenities, etc.). Individual staff members from the Planning Department have provided information to developers regarding these options and, in the 1991-96 time frame, a more aggressive type of promotion should be examined, such as a booklet with suggestions and examples from other communities of innovative developments.

### • Density Bonuses

The 1985 Housing Element identifies the need for priority processing and consideration for projects which include a certain percentage of affordable units. In addition, the County's County Code address this issue. In 1990, the Planning Department began preparation of revisions to the Affordable Housing Requirements so that the requirements of the State's Density Bonus Law are met



(Government Code Section 65915). The proposed revisions include priority processing as well as a density bonus of 25% for projects meeting certain income and household criteria. In addition the Ordinance proposes a 50% density bonus for 100% senior, affordable projects. In 1991, the Board of Supervisors approved a 42% density bonus for Paloma Del Mar, a senior housing development in the Pajaro Valley area.

#### **DISPERSE AFFORDABLE HOUSING THROUGHOUT COUNTY (PROGRAM 9.2.4.201)**

From 1978 to 1989, the majority of affordable units constructed in the County during that time period were located in the Live Oak area (63% of all units). However, during the 1985-1989 time frame, that percentage was reduced to 50%. Of all the affordable units constructed between 1985-89, 50% were located in Live Oak and 41% were located in the Aptos area. The Soquel area had 7% of all affordable units for the 1985-89 time period and the areas of Carbonera and Pajaro Valley had the remaining 2%.

There has been, and continues to be, concern about the number and percentage of affordable units constructed in the Live Oak area. The information in the paragraph above underscores the fact that a large percentage of the affordable units constructed in the County have been located in Live Oak. However, the affordable units in Live Oak represent only a small percentage of all units built in Live Oak in recent years. Information previously cited in Section 4.3, Table 3.10, illustrates that affordable housing units represented 14% of all units constructed in the Live Oak area between 1985-89. Further, the Redevelopment Agency surveyed (Spring, 1991) pending affordable housing projects in the County and estimated that only 23 of the 403 pending affordable units would be located in the Live Oak area. Construction at the 101 unit Arroyo Verde project, being developed by the County Housing Authority, commenced in 1991 in the Pajaro planning area. The challenge in the 1991-96 Housing Element time frame will be to continue to disperse affordable units throughout the County in a manner that recognizes potential residential development scenarios, including the availability of appropriately zoned residential land.

#### **REDUCTION OF RESIDENTIAL ENERGY USE (PROGRAM 9.2.5.901)**

The County continues to implement the provisions of County Code Chapter 12.22 which requires the installation of cost-effective weatherization techniques in connection with the sale or transfer of multi-family residential properties. In addition, through the permit processing procedure, the County implements Title 24 requirements with regard to energy conservation improvements.

#### **EXISTING HOUSING CONDITIONS**

The 1985 Housing Element established the goal of encouraging the private rehabilitation and conservation of existing housing units. The Housing Element further stated a specific objective of rehabilitating 1150 units and conserving 6000 units. Programs and policies were identified in the 1985 Housing Element which relied on both public and private actions to encourage rehabilitation and conservation of units.

#### **HOUSING REHABILITATION AND CONSERVATION (PROGRAMS 9.3.1.901 THROUGH 9.3.2.905)**

##### **• Code Enforcement**

County Environmental Health Services is responsible for enforcing the Housing Code and the Health and Safety Code. Planning Department staff (specifically inspectors from the Building Department and Code Compliance Division) report any possible violations to the Environmental Health Services staff. Further, the County revised the County Code in 1988 (with amendments in 1991) to establish civil penalties for illegal construction or conversion of residential structures. These revisions establish substantial penalties for construction or conversion of structures without benefit of a required building or development permit.

##### **• Housing Rehabilitation**

The major source of funding for housing rehabilitation programs has been the Community Development Block Grant (CDBG) program, originally administered by the U.S. Department of Housing and Urban Development and now administered by the State of California,



Department of Housing and Community Development (for California communities). The County of Santa Cruz has received CDBG funds for housing rehabilitation since 1976; however, those funds have not been received on any consistent (i.e. annual) basis. In recent years, the award of these funds has become very competitive, with a large number of communities applying for a limited amount of funds. During the time frame of the 1985 Housing Element, the County of Santa Cruz has applied for CDBG funds from the State Department of Housing and Community Development on a yearly basis. However, only two of the County's applications were funded; these were in program years 1987 and 1990.

The County's 1987 and 1990 CDBG programs allocated the majority of funds for housing rehabilitation assistance. Approximately \$522,600 was available in the 1987 program to provide financial assistance for the rehabilitation of 27 housing units. The 1990 CDBG program proposed to assist between 26-27 housing units during the time frame of the program. The 1990 CDBG program identified the Freedom, Davenport and Live Oak areas as the primary target areas in which housing units will be rehabilitated.

A significant change made in 1990 was the transfer of administration of the County's housing rehabilitation program (known as "HAND") to the Santa Cruz County Housing Authority. Because of the uncertainty and irregular nature of CDBG funding, it was difficult to continue to staff the housing rehabilitation program within the Planning Department. The Housing Authority, on the other hand, had qualified staff for other programs on-line who could also administer the rehabilitation program.

### • Relocation Assistance

A Relocation Assistance for Displaced Tenants Ordinance was under review during 1991 and approved by the County Board of Supervisors in January, 1992. The ordinance adds new protections for the tenant. It requires three months of relocation assistance when tenants are displaced because property owners have not maintained their property to conform to health and safety standards, or because the unit is not legal under County Code provisions. The County Housing Advisory Commission and a broad spectrum of the community strongly supported the Relocation Assistance Ordinance.

### • Earthquake Related Rehabilitation

The 1985 Housing Element did not, of course, anticipate the 1989 Loma Prieta earthquake and consequently, the Element contained no specific action programs to address its effects. However, there were many actions taken by the County to respond to rehabilitation efforts necessitated by the earthquake. Immediately following the October 18, 1989 earthquake, the County established an "Earthquake Recovery Unit," which was a free-standing division of the Planning Department. During the 12 months following the earthquake, the Earthquake Recovery Unit issued a total of 6,291 damage repair permits. In addition, the County of Santa Cruz was awarded approximately \$6 million dollars from the Federal Emergency Management Agency to be used to reimburse the County for costs related to earthquake recovery, for the rehabilitation of residential motels and community service centers and for rental rehabilitation efforts. The County Administrative Office, the Planning Department and the Housing Authority are responsible for the administration of these funds under the direction of the Board of Supervisors.

## EQUAL HOUSING OPPORTUNITY

There were three objectives cited in the 1985 Housing Element with regard to equal housing opportunity:

- 1) Promote equal housing for all persons,
- 2) Clarify relationship between tenants and landlords, and
- 3) Encourage housing that meets the needs of physically disabled persons.

### EQUAL HOUSING FOR ALL PERSONS (PROGRAM 9.4.1.901 THROUGH 9.4.1.903)

The County has continued to allocate funds to Legal Aid to provide fair housing and anti-discrimination information to County households. This funding has been consistent through the 1985-90 time frame of the 1985 Housing Element. Legal Aid, funded in part with County CDBG funds, has provided information to County households on issues related to fair housing and anti-discrimination. In addition to Legal Aid, the County's Office of Consumer Affairs also provides equal housing opportunity information. Further, the County has continued to enforce Chapter 8.40 of the County Code which prohibits discrimination against families with children.

#### • Tenant Landlord Information

Legal Aid also provides information and counseling to County households with regard to tenant-landlord issues. In addition, the Office of Consumer Affairs in the County District Attorney's Office has also been an important resource in counseling tenants and landlords regarding their rights and responsibilities. The Office of Consumer Affairs provides information and also is a resource for referrals to other appropriate public and private agencies.

#### • Security Deposit Interest Ordinance

In 1988, the County adopted a Security Deposit Interest Ordinance, which stipulates that interest be paid to the tenant on security deposits for residential rental units.

#### • Housing Suitable for Physically Disabled Households

The County has encouraged physically-accessible housing in both new construction and housing rehabilitation programs. The guidelines for the County's housing rehabilitation program allow modifications to housing units (grab bars, ramps, enlarged hallways and doorways, bathroom and kitchen improvements, etc.) so that the units can be more accessible for a physically-disabled household member.

Several affordable housing developments constructed during the 1985-90 time period included units specifically designed for physically disabled households. For example, the 74 unit East Cliff Village rental development includes 6 units designated for disabled households. In addition, the Dominican Oaks, Seapines and Seaside housing developments also include units that are designed for physically disabled households as well as elderly households.

## APPROPRIATENESS OF GOALS, POLICIES AND OBJECTIVES

The goals, policies and objectives from the 1985 Housing Element continue to be important issues to address in the 1991-96 time period. The four overall goals of housing supply, housing affordability, existing housing conditions and equal housing opportunity as identified in the 1985 Housing Element are still very appropriate goals for 1991-96.

The goal of providing an adequate housing supply will continue to be one of the most important challenges for the County. Like other California communities, the County of Santa Cruz recognizes the need to balance new household demand with providing adequate infrastructure and community services. For the 1991-96 time period, the County will continue to evaluate the range of financially and environmentally responsible actions that it can take as a public agency to provide adequate residential sites with sufficient building permit opportunities to meet housing needs. Further, while there are many actions that a public agency can take to encourage or support new housing construction, it is important to recognize that the major producer of new units is the private market. Factors such as the availability of construction or permanent financing, interest rate fluctuations, labor and material costs influence the decision making process of the private market as to whether new units will be built. Therefore, the challenge for the County of Santa Cruz will be to encourage the production of housing units by the private market and to undertake as many public actions as financially feasible that will support the creation of new housing opportunities.



The provision of **affordable housing opportunities** will remain a critical issue for many Santa Cruz County households. Rental housing traditionally has been the source of affordable housing for lower income households; but in Santa Cruz County, the average 2 bedroom rental is "unaffordable" to very low and lower income households. These households are forced to pay a substantial portion of their monthly income for housing resulting in reduced funds available for other household necessities like food, clothing and medical costs. Further, homeownership is an impossible dream for many County households. The ability to own a home is limited to households who either have substantial assets or an income almost twice that of the median income for the County. The dual goals of providing more affordable housing units and protecting existing affording units are two of the most important objectives for the 1991-96 time frame.

It is important to recognize that Santa Cruz County cannot be solely responsible for production of the County's future affordable housing stock. Significant increases in Federal and State subsidies will be necessary to satisfy either the State projected or the County's projected affordable housing needs. For example, a total subsidy of between \$398-643 million dollars (this would include a subsidy of \$344-564 million for very low and lower income households, and a subsidy of between \$54-89 million dollars for moderate income households) would be required to produce the 4,675-7,672 units projected to address the needs of the County's very low, lower and moderate income households. This total subsidy amount assumes an average subsidy of \$100,000 for very low and lower income households and \$41,000 for moderate income households, in order to close the "affordability gap" between what such households can afford to pay (30% of their income for housing) and the market rate cost of the units in Santa Cruz County.

The subsidy required to meet the "affordability gap" for the 3,356-5,507 very low and lower income households alone significantly exceeded the County's entire proposed 1991-92 budget of \$235 million dollars and exceeded the entire State Department of Housing and Community Development's (HCD) adopted 1991-92 net program budget of \$327.66 million dollars. In order to produce the 11,983 units required to meet the AMBAG housing goals, the subsidy would be much greater. Clearly, the County cannot provide these subsidy levels. Although the 1970's represented a decade of expanding Federal

and State housing assistance, this was severely curtailed during the 1980's. Federally subsidized housing starts averaged more than 29% of all housing starts in 1970, dropped to 5% in 1984, and plunged even lower in recent years. HUD's budget has declined from 7% of the total federal budget to 1% of the 1988 budget. What little Federal funding remains for housing has shifted away from construction of lower income units and towards providing direct subsidies to lower income tenants, but these direct subsidies have been declining annually as well. Without a dramatic reversal of this trend at the Federal and State level, the pressure will continue to build at the local level.

With the increasing cost of housing and the difficulty of providing new units, **maintenance of the existing housing stock** is an even more serious concern than it was in 1985. The County's existing housing stock is an important resource that needs to be maintained and improved during the 1991-96 time frame. The existing units in the housing stock continue to age and, with that aging process, there is often the need to repair or replace important systems such as electrical, plumbing, heating, weatherization, etc. Approximately 43% of the County's existing housing stock was more than 30 years old in 1990 and it is estimated that 59% of the stock will be more than 30 years of age by the year 2000. Therefore, the need for housing rehabilitation and maintenance programs will increase in the 1991-96 time frame due to the increase in the number of units "aging" in the housing stock.

Finally, **equal housing opportunity** will remain an important goal for all communities. The County of Santa Cruz will continue to enforce federal, state and local laws prohibiting discrimination due to factors such as race, color, sex, age, creed, national origin, or family composition. Further, the adequate dissemination of fair housing information and landlord-tenant rights and responsibilities is an important activity as long as there are new household formations and new households entering the housing market.



**Table 4.2**  
**Summary of Programs, Actions and Accomplishments, 1985-90**

Goals	Objective	Programs/Actions	Accomplishments
Housing Supply	4890 Units	Building Permit Allocations  Growth Directed to Urban Areas of County  Permit Processing System Improvements  Affordable Housing Outreach Program	<ul style="list-style-type: none"> <li>• 4,842 Permits allocated from 1985-90</li> <li>• 60% of Building Permits Issued were for units in Urban areas (1985-89)</li> <li>• 1989-90: Program Initiated</li> <li>• 1990: Program Initiated</li> </ul>
Housing Affordability	----	Maintain Existing Affordable Units   Create New Affordable Housing Units   Redevelopment Affordable Housing Programs  Housing Resource Programs   Affordable Second Units	<ul style="list-style-type: none"> <li>• 1985-90: Programs Continued to Protect Mobile Home Park Residents</li> <li>• 1990: Foreclosure Fund Established</li> <li>• 2,000 Building Permits Allocated for Affordable Units (as of 1/91)</li> <li>• 283 Affordable Inclusionary Units Constructed</li> <li>• Redevelopment Agency established; \$7 million bond monies authorized for affordable housing</li> <li>• 145 Mortgage Credit Certificates issued</li> <li>• 15 Households assisted with Mortgage Revenue Bonds</li> <li>• 244 Elderly households matched in shared housing</li> <li>• 11 Affordable Second Units Produced</li> </ul>

**Table 4.2**  
**Summary of Programs, Actions and Accomplishments, 1985-90**

Goals	Objective	Programs/Actions	Accomplishments
Affordable Housing (Cont.)		Affordable Housing Sites  Dispersal of Affordable Housing Units Throughout County	<ul style="list-style-type: none"> <li>• Inventory of Vacant Land updated</li> <li>• 1990: Inventory of Affordable Housing Sites in Soquel/Live Oak Redevelopment Area</li> <li>• County Purchase of O'Neill Ranch, with commitment of providing affordable housing on site</li> <li>• Slight reduction in percentage of affordable units constructed in Live Oak</li> </ul>
Existing Housing Condition	1,150 Units Rehabilitated	Housing Rehabilitation Program (HAND)  Earthquake Repairs	<ul style="list-style-type: none"> <li>• 1987-89: 27 Units Rehabilitated</li> <li>• 1990: CDBG funds awarded to rehab 26-27 units</li> <li>• 6,291 damage repair permits issued</li> <li>• \$6.2 million FEMA settlement to be used for repairs</li> </ul>
Equal Housing Opportunity	---	Tenant Landlord Information-Fair Housing  Security Deposit	<ul style="list-style-type: none"> <li>• 1985-90 County continues for fund Housing Law Center to provide information and referral</li> <li>• County Office of Consumer Affairs provides tenant-landlord information</li> <li>• 1988: Adoption of Security Deposit Ordinance</li> </ul>



## SECTION 4.5: EXISTING HOUSING RESOURCES

The County of Santa Cruz has developed a range of housing programs and resources in recent years. These include programs that encourage or assist with the actual construction of affordable units, housing rehabilitation programs, financial assistance programs, and various support service resources. These housing programs and services are summarized below according to the following three subject areas:

1. Affordable Housing Unit Inventory
2. Housing Resource Programs
3. Housing Support Services

### 1. AFFORDABLE HOUSING UNIT INVENTORY

As of December, 1990, there were a total of 1,395 housing units in the unincorporated area of the County that are considered "affordable" housing units. "Affordable" in this case means that the units have been developed with governmental assistance and, therefore, are subject to legal restrictions which control the affordability of the unit for a certain period of time. For example, units directly assisted with certain Federal housing programs are considered "affordable" but units assisted with Mortgage Credit Certificates, which have no long term affordability restrictions, are not included. The 1,395 total includes units built under the County's Affordable (Inclusionary) Housing Program (also known as "Measure J"), housing developments that have received governmental assistance (Federal or State), and units produced pursuant to the County's "Affordable Second Unit," "Accessory Second Unit," "Owner Builder," and "Small Contractor" programs. Therefore, the 1,395 unit total includes the 987 affordable units constructed between 1980-90 as discussed previously in this document. Specific information regarding the 1,395 affordable units is summarized in the table at the end of this section.

In addition to these 1,395 affordable units, there were approximately 423 rental subsidies being used by County households under the 1991 Section 8 program, which is

operated by the Santa Cruz County Housing Authority.

There are seventy mobile home parks in the unincorporated County, containing 3,724 mobile homes and 1,278 recreational vehicle spaces, according to 1991 data. (See Appendix #19 for a complete listing of all mobile home parks.) Chapter 13.32 of the County Code (the Mobile Home Rent Stabilization Ordinance) regulates the rent increases that may be charged to mobile home coach owners renting spaces within mobile home parks in the unincorporated County. The law allows rents to be increased annually by 50% of the Consumer Price Index, with additional rent increases possible through special rate adjustments. The law is intended to protect coach owners from financial difficulty and the hardship and expense of possible relocation, due to unreasonable rent increases by park owners.

### AFFORDABLE (INCLUSIONARY) HOUSING PROGRAM

The Affordable (Inclusionary) Housing Program first became operative in 1979-80 as a result of voter approval of Measure J. The Inclusionary Housing Program requires that 15% of all new units/lots in projects of 5 or more units/lots be affordable to low or moderate income households. Inclusionary units are typically located in the market-rate project being developed, although they can be off-site. From 1980 to 1990, there have been 541 units produced as a result of the Inclusionary Housing Program. These units include both ownership and rental units and are located throughout the County. Their affordability restrictions are monitored by the Santa Cruz County Planning Department and Housing Authority. The Planning Department works with developers to satisfy their affordability requirements. In 1990, the Planning Department initiated an evaluation of the Inclusionary Ordinance (known as the "Affordable Housing Requirements," County Code Chapter 17.10) and revisions to that Ordinance have been considered by the Housing Advisory Commission, Planning Commission and the Board of Supervisors since that time.

It is important to note that the inclusionary units built as of December, 1990 have included a mix of units developed by both the private market and non-profit groups. Further, some of the inclusionary units have received governmental assistance in the form of federal financial assistance or bond financing. There are basically two types of units included in the Inclusionary Program; these are:



- large developments assisted with federal or bond financing, of which a portion of the total units received inclusionary housing credits, and
- smaller, scattered site developments with the inclusionary units mixed in with market rate units or "freestanding" on their own. An example of a smaller development is the "Habitat for Humanity" 3 unit project in Soquel, where all the units are designed for very low income households and are deed restricted.

In the table at the end of this chapter, the inclusionary units are classified as either "scattered site" units or larger projects which have been assisted through federal or bond financing.

### **SPECIFIC HOUSING DEVELOPMENTS: FEDERALLY ASSISTED/BOND FINANCED**

There are a total of 807 federally assisted or bond financed affordable housing units in the unincorporated areas of the County. Of these, 439 units (54% of total) are specifically designated for senior/handicapped households and the remaining are available for families. These units have been assisted with federal funds or bond financing, and are available at affordable rents for very low and lower income households. The table at the end of this chapter includes information on each of the federally assisted housing developments in the unincorporated area of the County.

### **SPECIFIC HOUSING DEVELOPMENTS: STATE ASSISTED**

There are 142 State-assisted units available for farmworker households in the unincorporated areas of the County. Approximately 106 of these units are located in the Buena Vista project and are available only on a seasonal basis. The remaining 36 units are located in the Tierra Alta development and are year-round housing units.

### **INNOVATIVE TRANSFER OF HOUSING CREDITS PROGRAM**

Santa Cruz County has been recognized for providing an assortment of incentives and policies aimed at developing and maintaining affordable housing options within the context of a growth management system. In 1981, for example, the County received a special award from the Department of Housing and Community Development in recognition of the innovative "Transfer of Housing Credit" program established within the County's affordable housing program.

The Transfer of Housing Credit program allows developers providing at least 35% affordable units within a residential development to acquire "credits" for up to half of the affordable units provided, which then can be sold to other developers to assist in affordability requirements for other projects. By creating this "affordable housing bank," the County has provided an incentive for developers to devote a minimum of 35 percent of a project to affordable units.

### **SECOND UNIT PROGRAMS**

The County has developed Second Unit Programs which allow an additional unit to be constructed on a lot with an existing single family dwelling, or in conjunction with a new dwelling on the same lot. As of December, 1990, approximately 11 affordable second dwelling units had been permitted by the County, exclusive of guest houses. During the summer of 1993, the County began revising policy to significantly expand the opportunities for second unit construction. Revisions to the County's affordable and accessory unit regulations were approved by the Board of Supervisors in 1993, and went to the Coastal Commission for approval in 1994. The Ordinance changes clarify what constitutes an accessory unit, and permit an increase in unit size and greater design flexibility. In addition, more latitude is provided for family members, who are exempt from the County's Affordable Housing Program income and asset requirements. Accessory unit construction would be allowed in the rural areas. However, a limitation was placed on the number of accessory units that could be developed in a single year in the Live Oak Planning Area due to roadway design and drainage deficiencies.

The Ordinance revisions recognize that accessory units have been called various names, i.e. granny units, second units, accessory units and affordable second units. The Ordinance proposes that only one term be used, that of "accessory dwellings." Such dwellings are defined as those containing up to 640 square feet in the urban areas, and up to 800 square feet in the rural areas, on property accommodating a main, larger dwelling unit. The Ordinance changes would allow accessory dwellings on residentially designated legal lots of record in the rural part of the County, provided that the lots meet the size requirements of the County's septic system regulations.

The revised Ordinance would allow setback reductions for accessory units, based upon County design guidelines. With the exception of family members, second units



produced under the new Ordinance would continue to meet the income and asset requirements defined by the County's Affordable Housing Program. Tenants related to the property owner of the main dwelling, however, would be exempt from the income and asset restrictions. A priority would continue to be offered to income and asset qualified seniors over qualified non-seniors seeking accessory dwellings. As under the former Ordinances, occupancy by up to two people would be allowed in an accessory dwelling.

Under the former ordinances, all building permit fees, capital improvement fees (parks, child care, roadside/roadway and transportation improvement) and up to the first \$500 of development impact fees for such units were waived as a method of encouraging their construction. A revised County Fee Schedule will be prepared for the new Accessory Unit Program, following consideration of the Ordinance changes by the Coastal Commission. It is likely that fee incentives will remain for accessory dwellings that constitute part of the price restricted affordable unit inventory.

With adoption of the amended Ordinance, the potential of additional affordable units in the rural areas is estimated to be approximately 11,400. Of that number, some 762 units could result in the coastal zone. In addition, it is estimated that 4,373 accessory units could be constructed in the County's urban area. Based on a total unit potential in both the rural and urban areas of 15,771, an exclusion of some units with family member tenants from the sales price-restricted inventory, the prevailing fair market rents for comparably sized units, and a one-bedroom to two-bedroom limitation on such units with a maximum occupancy of two people, it can be further assumed that approximately fifty per cent (7,885) of the units will address the needs of lower income households, and fifty percent (7,886) will constitute moderate income units.

It is unknown how many accessory units will actually be constructed by 1996, since the estimated total depends on the desire of individual property owners to build another unit on their property, and the outcome of Zoning Administrator review of individual applications. However, the program clearly reflects the County's support of increased construction of accessory units to address the County's affordable housing needs.

### **OWNER BUILDER PROGRAM**

An owner-builder who meets the eligibility criteria of the Affordable Housing Requirements can be eligible to

obtain an affordable housing building permit. The owner-builder would have to be of lower or moderate income, and the unit built would be required to meet the maximum sales price for a new unit from the Income, Asset, and Unit Price Guidelines of the Affordable Housing program. There have been 4 owner builder units constructed as of December, 1990. This program was effective when permit allocations were scarce but is no longer considered to be a necessary program and will probably be eliminated.

### **SECTION 8 RENTAL SUBSIDIES**

The Santa Cruz County Housing Authority manages the federally subsidized Section 8 program. The Section 8 program provides rental subsidies that assist very low and lower income households throughout the County. The subsidies are known as Section 8 Certificates or Vouchers and help to pay for a portion of a lower income household's monthly rent. In 1990, the Housing Authority managed 423 Section 8 subsidies for households living in the unincorporated area of the County and maintained an extensive waiting list of households desiring Section 8 assistance.

### **DENSITY BONUS PROGRAM**

The County's General Plan and Local Coastal Plan contain provisions for obtaining a 25% density bonus if a project contains at least the required percentage of affordable units or units serving qualified residents. The County's density bonus provisions were consistent, but in excess, of those of the State Density Bonus law in effect until 1990. When the State law was changed, the County initiated a process to draft a County density bonus ordinance consistent with the new State law. The County's implementing ordinance has been reviewed by the HAC, Planning Commission and Board of Supervisors.

The County's proposed Density Bonus Ordinance allows a 25% density bonus for qualifying projects providing either 20% lower income, 10% very low income or 50% senior housing. The County's Ordinance would extend the State law requirements as they apply to senior housing, and award a 50% density bonus to 100% affordable senior projects. The Ordinance is specific and clear concerning the procedures an applicant must follow to receive the density bonus and associated concessions for an eligible project. Because of the increased specificity of the Ordinance, it is anticipated that developers will opt to use the new system more frequently and with greater success than under the County's prior Density Bonus Program. Anticipating the adoption of the County's



Ordinance and in recognition of the new State Law, for example, a lower income senior project in south County requested and received a 42% density bonus in 1991.

It is estimated that, given the number of vacant or underdeveloped sites within the urban area of the County that have the potential to be eligible for and to receive a density bonus, 2,530 units could be produced. Without benefit of the density bonus, only a maximum of 1,931 units could be generated on these same vacant and underdeveloped parcels. Of the 2,530 total units, 529 are estimated to be affordable. Of that number, 122 are estimated to be very low income, 242 lower income and 105 as senior affordable units. In addition, 60 affordable units could be produced through the 15% inclusionary requirement applied to density bonus developments.

## **2. HOUSING RESOURCE PROGRAMS**

In addition to specific units designated as affordable units, there are also several programs that support the production and/or conservation of affordable housing opportunities.

### **SHARED HOUSING PROGRAM**

Senior Network Services has been administering the Shared Housing Program under contracts with both the County and the incorporated cities within the County. The program "matches" elderly households with other households in shared housing arrangements. From 1985-90, Senior Network Services matched 244 households in the unincorporated area of the County. Senior Network Services also provides housing information to elderly households with regard to the type of affordable housing units available in the County. A summary sheet is updated on a regular basis which provides information on the type and location of housing resources available to elderly households in the County.

### **MORTGAGE CREDIT CERTIFICATE PROGRAM**

The Mortgage Credit Certificate (MCC) program has been available in the County since 1988. For the first two years, the program was managed by the County Planning Department but is currently operated by the County Housing Authority. The MCC program assists moderate income households who are trying to purchase their first home. Mortgage Credit Certificates annually provide a

20% federal tax credit against the mortgage interest of the home purchased. As of January, 1991, 145 MCCs had been issued in the County and 31 of those had been associated with the purchase of an inclusionary unit.

### **MORTGAGE ASSISTANCE PROGRAM**

San Francisco Federal has been awarded Affordable Housing Program funds through the Federal Home Loan Bank to provide a mortgage assistance program in the County for approximately 25 households. The assistance is anticipated to be in the form of "silent second" mortgages on the purchase of a property; typically, there are no monthly payments required on a silent second mortgage until either the household can afford to begin repaying or when the property is sold or title transferred. The program has been operating since 1991.

### **HOUSING FORECLOSURE FUND**

In 1990, the County established an Affordable Housing Foreclosure Procedure and earmarked funds within the County's dedicated Housing Fund to be used for that purpose. The revolving fund is to be used to preserve the County's affordable housing stock from foreclosure or other risks that would trigger their conversion to market-rate housing. In the event of a foreclosure, monies would be used to pay the delinquent portion of the loan and to obtain title to the property, or cure the default without purchase, so the unit can remain affordable and be sold to an income eligible purchaser.

The Affordable Housing Foreclosure monies were generated through the Affordable Housing Ordinance's in-lieu fee provision. With this, developers pay an in-lieu fee for affordable housing to the County instead of building their required inclusionary housing. The in-lieu fee is equal to either the appraised value of the improved affordable lot, or the price of the first market-rate parcel sold in the subdivision. The County's Redevelopment Agency also decided to participate in this process, as necessary, to retain affordable units using RDA's low and moderate income funds.

### **HOUSING REHABILITATION PROGRAMS**

There are several programs available to assist with rehabilitating housing units.

- **HAND (Housing Assistance and Neighborhood Development):** These are low interest or deferred loans to property owners to assist them in rehabilitating their property. County staff directly administered the HAND



program until 1990. In 1990, the County received \$500,000 from State Community Development Block Grant (CDBG) funds for HAND and contracted with the Housing Authority to operate the program. The application proposed assisting approximately 27 households in rehabilitating their homes during the next 24 months.

- **Earthquake-Related Assistance:** The Housing Authority also managed the CALDAP (California Disaster Assistance Program) program for eligible County households. As of 1/1/91, the Housing Authority estimated that they had approximately \$10 million dollars allocated from CALDAP and that they had processed 56 loans to date. Of the 56 loans, 30 loans went to households located in the unincorporated areas of the County.

In addition, approximately \$6 million dollars was awarded by the Federal Emergency Management Agency (FEMA) to the County of Santa Cruz as a result of the settlement of a class-action lawsuit filed by quake victims in three northern California counties (San Francisco, Alameda and Santa Cruz). The funds were to be used to rehabilitate residential motels and community service centers which provide housing to lower income households. Approximately \$1 million dollars of the total funds were allocated to rental rehabilitation assistance and, of that amount, \$338,666 for projects in the unincorporated areas of the County. It was estimated that approximately 15-20 rental units will be rehabilitated with these funds. The Housing Authority is administering this rehabilitation program for the County.

### REDEVELOPMENT TAX INCREMENT FUNDS

The County's Redevelopment Agency will be important in developing affordable housing opportunities in the 1991-96 time period. Redevelopment Agencies are required by State law to devote 20% of bond proceeds or tax increments generated from a project area to increase, preserve and improve the community's supply of low and moderate income housing. These funds form the capital for the "Low and Moderate Income Housing Fund," which is typically managed by the Redevelopment Agency and used to fund housing projects. State law also contains specific provisions for the use of these funds, long term affordability requirements, and replacement housing provisions. A specific provision recently approved by the State legislature (Health and Safety

Code Section 33334.4) creates a linkage between the use of Redevelopment funds and Housing Element programs. This new provision requires redevelopment agencies to spend monies in the Low and Moderate Income Housing Fund to assist very low and lower income households in proportion to the identified need for these income groups. Although the legislation is silent as to how the relative need for units is to be identified, it is generally recommended that the needs as identified in a community's Housing Element be used for that purpose. Therefore, the estimated need by household income category as outlined in Section 4.8 of this Element should be used as a guide for Redevelopment funds.

In 1990, there was approximately \$7 million dollars in the Agency's Low and Moderate Income Housing Fund and the Agency was operating in one project area, the Live Oak-Soquel area. In order to best utilize these funds and to develop some long-term strategies, the Redevelopment Agency prepared a report in May, 1990 ("Housing Report: Recommendations and Program Guidelines") which presented background information and project policy recommendations.

This report was subsequently approved by the Agency's Board of Directors (the County Board of Supervisors) and Agency staff was directed to begin implementation of the Agency's housing programs. The report identifies four general program areas in order to encourage new affordable housing development:

1. New Construction (development of new affordable rentals or first time homeowner units),
2. Site Acquisition (development of 100% affordable units or mixed income or mixed use projects with affordable units),
3. Apartment Rehabilitation and Preservation Program (acquisition and rehabilitation of existing housing and/or conversion to limited equity coops), and
4. Mobile Home Park Acquisition and Conversion Program (conversion of mobile home parks to cooperative ownership).

The report stipulated that the Redevelopment Agency anticipates using a substantial portion of their Low and Moderate Income Housing funds for lower and very low income projects. Since adoption of the 1990 report, Agency staff has been active in evaluating potential housing developments and projects. The following are the housing developments projected to be assisted with Redevelopment Housing funds as of 1991:



1. 18 Units	Stepping Out	Rental Units for Very Low Inc. Disabled (New Const.)
2. 31 Units	Lagoon Beach	Limited Equity Coop for Very Low Inc. Families (Rehab)
3. 34 Units	Ace High	Mobile Home Park Coop for Lower Inc. Seniors (Rehab)
4. 2 Units	Habitat	Self-Help Units for Very Low Inc. Families (New Const.)
5. 39 Units	Cunnison Lane	Rental Units for Very Low Inc. Families (New Const.)
6. 21 Units	HIP	Rental Units for Very Low Inc. Disabled (New Const.)
7. 15 Units	Merrill Road	Rental Units for Very Low Inc. Families (New Const.)
8. 60 Units	O'Neill Ranch	Mix To be Determined , Very Low /Lower Inc. (New Const.)
9. 2 Units	Juan Pablo	Owner Units for Very Low and Lower Inc. (New Const.)
222 Total Units		

The Redevelopment Agency plans to assist other affordable units in addition to those noted above during the time frame of this Housing Element. The 222 units listed above represent only those developments that were in progress at the time that the Housing Element was being prepared. In addition, these units are in various stages of development and the actual unit counts may vary when developments are actually constructed.

### **3. HOUSING SUPPORT SERVICES**

The services and organizations that follow assist in protecting and encouraging affordable housing opportunities in the County.

#### **FAIR HOUSING AND TENANT/LANDLORD ISSUES**

Fair housing information and tenant-landlord dispute mediation is available through the Legal Aid Society. These activities have been funded by the County Planning Department using either Community Development Block Grant (CDBG) funds received by the County or program income from past CDBG activities (i.e. when housing rehabilitation loans are paid back).

In addition, assistance with regard to tenant/landlord issues is available through the Office of Consumer Affairs in the County District Attorney's office. Information and resources are provided to both tenants and landlords regarding their rights and responsibilities. Further, the County Planning Department and Office of Consumer Affairs assist tenants and landlords with the Security Deposit Interest Ordinance passed by the County in 1988.

#### **COUNSELING PROGRAMS**

The County Planning Department and the Housing Authority have both offered various housing counseling programs. Under contract to the County Planning Department, the Housing Authority sponsors "Affordable Housing" seminars on a twice monthly basis. These seminars provide information to potential homebuyers on how to work with title companies and real estate agents, the types of housing available, the escrow process, etc. In addition, the Housing Authority also provides mortgage default counseling, home equity conversion counseling and counseling in regards to tenant-landlord complaints in federally funded projects.

#### **COUNTY COMMISSIONS AND COMMITTEES**

The County of Santa Cruz Housing Advisory Commission (HAC) plays an important role in helping the County to maximize overall housing resources. The Housing Advisory Commission is composed of citizens appointed by the Board of Supervisors to discuss and provide recommendations on issues related to housing in the County. The members of the Commission represent the various geographic areas of the County and meet on a monthly basis. The Commission is staffed by the County Planning Department. The Commission provides its recommendations regarding housing issues to both the County Planning Commission and the Board of Supervisors.

The Affordable Housing Coordination Committee was convened by the County Administrative Officer at the direction of the Board of Supervisors to assist in coordination of affordable housing production and information. Through 1991, the Committee has been meeting monthly and is attended by the Housing Authority,

Redevelopment Agency, Planning Department, County Administrative Office and Human Resources Agency. The Mental Health Housing Advisory Committee was established as a result of the Mental Health report and Grand Jury recommendations to develop means to produce more housing for mentally disabled households. Through 1991, the committee met monthly or more often as needed. In addition to the groups noted above, other County commissions or committees that evaluate housing issues are the Seniors Commission (senior housing issues), the Agricultural Policy Advisory Commission (farmworker housing), Mobile Home Commission (mobile homes) the Long Term Care Committee (housing for elderly and disabled), and the Farm Labor Housing Committee.

### **NON-PROFIT AGENCIES AND ORGANIZATIONS**

The County is fortunate to have several non-profit agencies and organizations that are involved in housing development. The Santa Cruz County Housing Authority is very active in the management of housing programs as well as developing new housing opportunities. Non-profit housing developers active in the County include Santa Cruz Community Housing Corporation, Habitat for Humanity, Mid-Peninsula Housing Corporation, Housing for Independent People, CHISPA and Pajaro Valley Affordable Housing Corporation.

### **COUNTY REGULATORY PROCEDURES**

The County has approved several Ordinances and revised portions of the County Code in support of housing programs. Some of the more significant County actions are:

Chapter 17.10: Affordable Housing Requirements (which specifies requirements for the inclusionary housing program); the "Income, Asset and Unit Price Guidelines" (which contain affordable unit standards, sales and rental prices, income determination, etc. and which is the implementing document for the Affordable Housing Requirements); Chapter 13.30 (which restricts mobile home park owners from converting their parks to other uses); Chapter 13.13 (which is the mobile home rent stabilization ordinance); Chapter 12.06 (which specifies procedures for demolition and replacement of habitable residential structures); Chapter 13.10.681 and 685 (which cover affordable second dwelling units and accessory second dwelling units); and, Ordinance 3951 (which establishes penalties for illegal construction or conversion). Amendments to Chapter 13.10 were adopted

to clarify requirements governing the location and type of farmworker housing that can be built in the County. Ordinances which address the County's existing rental housing stock are the Condominium Conversion Ordinance, Tenant Relocation Assistance Ordinance, and the Interest on Tenant's Security Deposit Ordinances.

The Planning Department has prepared major revisions to the Affordable Housing Ordinance and the Income, Asset and Unit Price Guidelines. Proposed is an increase in the inclusionary requirement to either 20% or 25%, depending on the scale of the project and more flexible requirements for non-profit housing developers. The County has proposed an ordinance to implement the State Density Bonus law. These proposals have been reviewed by the Housing Advisory Commission, Planning Commission, and Board of Supervisors. The County approved, in concept, a Construction Legalization Program geared toward legalization of illegal residential additions and/or structures. County Code Section 18.10.500, as amended, will formally establish the program.



**Table 5.1**  
**Inventory of Affordable Housing Units**  
**Santa Cruz County (Unincorporated Area)**

Total Units	Inclusionary	Housing Program/Project	Location	Type of Household Assisted
<b><u>Scattered sites</u></b>				
365	365	Inclusionary Housing Program (Rental & Ownership Units)	County-wide	Very Low, Lower and Moderate
<b><u>Housing Projects: Federal or Bond Assisted</u></b>				
76	28	Volunteers of America (Rentals) HUD Section 202/Section 8 (Transfer of Credits Generated)	Live Oak	Very Low and Lower Income Senior/Handicapped (76 Units)
126	63	Elizabeth Oaks (Rentals) HUD 221 (d)(4) Section 8 Transfer of Credits Generated)	Live Oak	Very Low and Lower Income Senior/Handicapped (48 Units) Family (78 Units)
105	0	Pajaro Vista (Rentals) HUD Sect. 221 (d)(4)/Sect. 8	Pajaro Valley	Very Low and Lower Income Senior/Handicapped (105 Units)
27	0	Seapines (Rentals) Section 8	Aptos	Very Low and Lower Income Senior/Handicapped (6 Units) Family (21 Units)
84	0	Seaside (Rentals) HUD Sect. 221 (d)(4)/Sect. 8	Live Oak	Very Low and Lower Income Senior/Handicapped (16 Units) Family (68 Units)
80	29	Seascape Senior (Rentals) HUD Section 202/Section 8 Transfer of Credits Generated)	Aptos	Very Low and Lower Income Senior/Handicapped (80 Units)
200	0	Villa San Carlos (Rentals) HUD Section 236/Section 8	Live Oak	Very Low and Lower Income Senior/Handicapped (56 Units) Family (144 Units)
57	0	Public Housing (Rentals)	County-wide	Very Low Income Family (57 Units)
52	52	Dominican Oaks (Rentals) (52 of 206 units are inclusionary)	Live Oak	Very Low and Lower Income Senior/Handicapped (52Units)
<b><u>Housing Projects: State Assisted</u></b>				
36	0	Tierra Alto (Rentals) Permanent Farmworker Housing	Pajaro Valley	Very Low Income Farmworker Families (36 Units)
106	0	Buena Vista (Rentals), Seasonal, Office of Migrant Service	Pajaro Valley	Very Low Income Farmworker Families (106 Units)
35	0	Ace High Mobile Home Park Cooperative Ownership	Live Oak	Very Low and Lower
31	0	Lagoon Beach Cooperative Ownership	Live Oak	Very Low and Lower
<b><u>Housing Projects: Local</u></b>				
4	4	Owner Builder Program (Owners)	County-wide	Very Low, Lower and Moderate
11	0	Affordable Second Units (Rentals)	County-wide	Very Low and Lower
1395	541	Totals		

## SECTION 4.6: VACANT AND UNDERDEVELOPED LAND

An essential element of the General Plan update process was an analysis of the future development potential in the County, especially in the areas within the Urban Services Line (USL). This analysis included an inventory of existing land uses, based on the 1980 General Plan designations and zoning in effect in 1990, including the identification of vacant and underutilized land. By identifying where additional development could be accommodated within the urban areas of the county, it was possible to evaluate the potential for new housing units in the County and to develop various alternatives for the use of vacant and underutilized land. The results of this analysis were used as background information for the County's General Plan Update. A similar analysis was conducted for the rural areas of the County several years ago, and this analysis is updated annually to adjust for new building permits issued.

### URBAN AREA "BUILD-OUT" POTENTIAL

"Buildout" is a theoretical condition that occurs when a designated area is completely developed to the intensity allowed by the General Plan and zoning designations. In practice, land development is a complex and dynamic process, and "total" buildout is rarely, if ever, attained. Rebuilding and remodeling of individual parcels continues to occur, rezonings are proposed, land is converted to parks or open space, and the area continues to change even if there are few vacant parcels left.

Build-out must be viewed in a context of timing, since during periods of slower growth, buildout in the urban area will take longer than during periods of rapid growth. Build-out must also be viewed in the context of the ability of local government to provide services and to protect the environment. Infrastructure must keep pace with development, and the rate of development must be managed to avoid unacceptable impacts on the environment or a reduction in service to County residents.

The build-out analysis that was performed looked only at the amount of new development that could be accommodated on vacant and underdeveloped land given zoning in effect in 1990, and made no assumptions about the timing of the development. Also, no assumptions were made regarding the availability of infrastructure and the adequacy of public services for new development. The analysis was conducted with the use of a parcel-based model and a field inventory of the existing land uses. The field inventory was conducted in 1990, and provided an accurate representation of total residential and non-residential land use in the urban area at that time. The computer build out model allowed the County to estimate the number of units that could be built within the urban area given the zoning in effect at the time. The build-out model used parcel-specific zoning designations and precise acreage figures obtained from the County's computer mapping data base.

The build-out model relied on parcel size, existing land use, the zoning designation in effect at that time, and a "net developable land" factor that excluded land that was not developable for residential use due to road easements, environmental constraints, and other restrictions. The "net developable land" factor was determined by a survey of approved and constructed development in different categories. For example, on parcels without special environmental restrictions, approximately 70-80% of the parcel was developable. For each zoning category, a separate "net developable land" factor was calculated.

Using these variables, the model calculated future buildout potential. For vacant parcels the calculation was relatively simple. For residential use, the size of the lot (e.g. 10 acres) was multiplied by the density as prescribed by zoning (e.g. R-1-6 allows 6,000 square foot lots or approximately 6-7 units per acre), then multiplied by the "net developable land" factor, (e.g. 70% for a 10 acre site) to achieve the maximum number of units buildable; in this example, 49 units (10 acres x 7 units/acre x .7 developability factor).

The assumptions made in this calculation are: (1) the zoning in effect in 1990 is assumed; and (2) the developable land area is determined by an average of similarly sized and zoned parcels previously developed in the urban area. For properties which were already built upon, but could, under existing zoning, be intensified ("underutilized" parcels), the model only calculated the additional development potential. Use of the term



“underutilized” does not imply that a parcel developed at a lower intensity than allowed should be developed further. It does, however, recognize that the property owner could, and often does, apply for additional development that would make maximum use of their parcel.

For the purposes of the General Plan update, the build-out model was used as a basis to determine how much development potential remained within the urban area, assuming zoning designations in effect in 1990. This information is important since it is essential to determine the conditions that actually existed before any changes were contemplated. Table 6.1 illustrates the results of the build-out model run for residential uses, assuming zoning in effect in 1990, and potential new units are shown as a range. The maximum of the range assumed that all new development and intensification occurs based on the

allowable zoning, while the minimum build-out assumed that some existing uses remain intact, even though the zoning designation allows for more.

Using this model, approximately 6,610 to 7,780 residential units could have been added to the urban area to reach build-out under zoning existing at the time. Live Oak and Aptos would absorb the majority of those units, accounting for 30 and 33% of the added urban area units, respectively. As the table indicates, the majority of each planning area was already built-out (65-86%), with the exception of the urban Pajaro Valley. This potential build-out calculation does not, however, take into consideration additional “second units” that could be constructed in the future, nor does it consider potential “density bonuses” that could be granted to developers providing housing for very low or low income residents.

**Table 6.1**  
**Build-Out Model Results Summary**  
**Urban Area Assuming Zoning In Effect In 1990\* (1980 General Plan)**  
**Potential Development on Vacant & Underutilized Land**

Planning Area (within Urban Services Line)	Total Acres	Total # Parcels	Total Existing Housing Units	Range of Potential* Add'l Housing Units	Range of Total Housing* Units at Build-Out
Carbonera	1,293	1,754	1,498	360 - 430	1,858 - 1,928
Live Oak	2,305	8,315	11,598	1,950 - 2,400	13,548 - 13,998
Soquel	979	2,599	3,110	600 - 750	3,710 - 3,860
Aptos/Aptos Hills (small area)	2,747	8,553	7,830	2,200 - 2,400	10,030 - 10,230
Pajaro Valley	1,121	2,855	3,401	1,500 - 1,800	4,901 - 5,201
<b>Total Urban Area</b>	<b>8,445</b>	<b>24,076</b>	<b>27,437</b>	<b>6,610 - 7,780</b>	<b>34,047 - 35,217</b>

Total Rural Area Build-Out (from 1990 Growth Trends Report) 6,699 additional units

\* Note: Zoning Categories were assumed for all calculations except in the Pajaro Valley where inconsistencies between zoning and General Plan designations required revisions using General Plan categories. Also, where multiple zonings or special use zonings did not allow the model to calculate a potential unit total, manual calculations were conducted. Only development potential on vacant & underutilized land was considered. Potential units produced through the Accessory Dwelling ordinance, density bonus development or residential development on commercially designated land were not included.



## URBAN BUILDOUT POTENTIAL AND GENERAL PLAN ALTERNATIVES

Since this Housing Element was developed prior to the update of the Land Use Element of the General Plan, different density alternatives had not been generated when the housing policies and programs were developed. The General Plan update process included substantial citizen participation and resulted in four possible alternatives for future development in the urban area of the County. These alternatives included the existing (1980) General Plan (Alternative 1), a low residential density alternative (Alternative 2), a medium density residential alternative (Alternative 3), and an alternative that would meet the HCD "Fair Share" goals (Alternative 4). The low residential density alternative (Alternative 2) was chosen by the Board of Supervisors as the "preferred alternative" for the purpose of environmental impact analysis.

The residential build-out estimates described previously are based on zoning designations that implement the existing (1980) General Plan (Alternative 1). The low residential alternative (Alternative 2) could accommodate approximately 5,316 additional units; the medium density alternative (Alternative 3) could accommodate approximately 7,759 additional units; and the HCD "Fair Share" housing alternative (Alternative 4) could

accommodate approximately 12,132 additional housing units in the urban area. Table 6.1a shows the potential buildout of vacant and underutilized land for the proposed General Plan land use plan (Alternative 2).

Market-rate and affordable units that could result through exercise of the density bonus provisions being adopted by the County were not tallied in computing the General Plan buildout potential. It was thought that the density bonus would be sought on a case by case basis by developers whose choice was driven by market conditions, project scale and financing requirements - all of which are difficult to forecast. However, assuming that developers of every vacant and underdeveloped parcel in the urban area that could accommodate five or more units under the proposed General Plan land use designation requested and received a density bonus, then 2,530 units could result. Without benefit of the density bonus, only a maximum of 1,931 units could be generated on those vacant and underdeveloped parcels. Of the 2,530 total units, 529 are estimated to be affordable units. Of that number, 122 are estimated to be for very low income, 242 for lower income, 105 for senior affordable units, and 60 as affordable (a combination of very low, lower and moderate income) units produced through the 15% inclusionary requirement applied to density bonus developments.

**Table 6.1a**  
**Estimated Dwelling Units at Buildout**  
**1994 General Plan Update Land Use Designations**  
**Urban Planning Areas**

Planning Area	Total Existing Housing Units	New Units at Buildout	Total Units at Buildout (3)	Potential Accessory Units
Aptos	7,830	1,258	9,088	2,143
Carbonera (1)	1,498	138	1,636	308
Live Oak	11,598	1,473	13,071	577 (2)
Pajaro Valley (1)	3,401	1,309	4,710	953
Soquel	3,110	1,138	4,248	392
<b>Total Urban Area</b>	<b>27,437</b>	<b>5,316</b>	<b>32,753</b>	<b>4,373</b>

(1) Portions of the planning area inside of the Urban Services Line only

(2) The Live Oak planning area is limited to five new accessory dwelling units per year.

(3) Total units at buildout does not include units produced under the bonus density program, accessory dwellings, units recognized under the illegal construction amnesty program or residential units produced in commercial development.

## RURAL AREA BUILDOUT POTENTIAL

Table 6.1 summarizes the build-out potential within the Urban Services Line, assuming existing (1980) General Plan and zoning designations. The Urban Services Line defines where urban services may be provided, guiding the extension of public services and the subsequent creation of urban densities, and coordinating new residential development with the provision of public services and facilities. Areas outside of the Urban Services Line are considered rural and are designated for lower density development. According to information developed by the County Planning Department, there is a potential for up to 6,699 additional units in the rural areas of the County, given existing General Plan designations. This number excludes the potential for

construction of new accessory dwellings on existing legal lots of record in the rural area that could result under the newly adopted Accessory Dwelling Ordinance. The rural buildout analysis was developed in mid-1990 and is based on a January 1, 1990 count of 24,737 existing units in rural areas, with a projected total of 31,436 units at rural "build-out". As in urban areas, build-out potential includes both vacant and underdeveloped parcels. Estimated additional rural dwelling units at build-out are shown in Table 6.2.

The buildout analysis used in preparing the General Plan Environmental Impact Report did not address the potential addition of affordable housing in the County's rural area. An inventory of existing parcels in the rural area that could potentially accommodate an accessory unit, under the County's new accessory unit regulations, revealed that there was an accessory unit potential of 11,398

**Table 6.2**  
**Estimated Dwelling Units at Buildout**  
**Rural Areas (Outside Urban Services Line), 1990**

Planning Area	Total Existing Housing Units	New Units at Buildout	Total Units at Buildout (2)	Potential Accessory Units
Aptos Hills	1,812	531	2,343	798
Bonny Doon	1,099	348	1,447	569
Carbonera (1)	2,441	729	3,170	1,140
Eureka Canyonb	1,509	740	2,249	798
La Selva Beach	1,071	634	1,705	570
North Coast	250	324	574	228
Pajaro Valley (1)	754	187	941	342
San Andreas	1,407	207	1,614	570
Skyline	1,135	721	1,856	684
San Lorenzo Valley	11,055	1,222	12,277	4,445
Salsipuedes	224	265	489	228
Summit	1,980	791	2,771	1,026
<b>Total Rural Area</b>	<b>24,737</b>	<b>6,699</b>	<b>31,436</b>	<b>11,398</b>

(1) Portions of the planning area outside of the Urban Services Line only

(2) Total units at buildout does not include units produced under the bonus density program, accessory dwellings, units recognized under the illegal construction amnesty program or residential units produced in commercial development.

Source: "Housing and Population Estimates," County of Santa Cruz Planning Department, August 1990



additional units. Of these units it is estimated that approximately 5,700 would be lower-income affordable units and 5,698 would be moderate-income affordable through rural area buildout. If these numbers are added to the total rural area buildout of 6,699 additional units identified in the 1990 Growth Trends Report, some 18,098 units could result under existing zoning in the rural area.

## CONCLUSIONS

This analysis shows that there is considerable potential for new affordable units in the County. The number of units which could potentially be constructed in the future, however, depends on the final land use plan developed during the General Plan Update, available

subsidies, market conditions, and policies that could be adopted that would encourage the production of affordable housing. Considering vacant and underutilized parcels, and including the inclusionary housing requirement, approximately 1,692 units could be constructed for very low or lower income residents under the current General Plan Designations (Alternative 1). This figure would be reduced to approximately 615 units under the low residential density alternative (Alternative 2), but would be increased to approximately 3,123 units in the medium density residential alternative (Alternative 3), and to approximately 6,439 units in the HCD "Fair Share" alternative (Alternative 4). It is important to remember, however, that these figures do not account for other factors that could significantly increase the amount of affordable housing available in the county. These other

**Table 6.3**  
**Potential New Units by Affordability Level**  
**(Urban & Rural Areas)**

Type of Development	Very Low/Lower Income	Moderate Income	Total Affordable	Market Rate	Total
<b>Urban Areas</b>					
Development on Vacant and Underutilized Parcels	355	2,642	2,997	2,319	5,316
Residential in Conjunction w/Commercial Development	588	0	588	0	588
Units from Bonus Density Development	469	60	529	70	529
Accessory Units	2,187	2,186	4,373	0	4,373
<b>Rural Areas</b>					
Development on Vacant and Underutilized Parcels	260	0	260	6,439	6,699
Accessory Units	5,700	5,698	11,398	0	11,398
<b>Total New Units</b>	<b>9,559</b>	<b>10,586</b>	<b>20,145</b>	<b>8,828</b>	<b>28,973</b>
AMBAG New Construction Goals 1989 - 1996	5,507	2,165	7,672	4,311	11,983
(1) New construction goals developed by AMBAG are for the time period of 1989-1996. General Plan "buildout" is estimated to occur at a much later date, after the year 2005 (depending on residential growth rate).					
Source: Santa Cruz County Planning Department Build-Out Analysis, 1993 - 1994					



factors include density bonus incentives for the provision of affordable housing, affordable second units on existing residential parcels, and dwelling units constructed in conjunction with commercial development on commercially designated land.

Generally, estimates for the number of affordable units that could be produced under each alternative are conservative, and the total build-out figure is theoretical only. None of these estimates are intended to be projections, and they are subject to change as development and redevelopment occur, and as economic conditions change. Under the existing (1980) General Plan, the greatest potential for new development would occur in the Live Oak planning area. County policies, however, require that affordable housing be equitably disbursed throughout the urban areas of the County, and the other General Plan land use alternatives work towards a more equal distribution. In order to accomplish long-term housing objectives, the General Plan focuses on a variety of measures to provide additional housing opportunities, orderly and cost efficient extensions of public services, and protection of the County's unique environment.

## **NON-RESIDENTIAL LAND (WITHIN URBAN SERVICES LINE)**

There are also vacant and under-utilized parcels within the County's Urban Services Line that are designated for commercial and industrial uses. According to information in the Environmental Impact Report for the General Plan update, there are 126.4 acres of vacant or underutilized commercially designated land that could potentially accommodate 1,888,000 square feet of new commercial development. General Plan policies allow the construction of residential units in conjunction with most commercial development if the residential uses make up 50% or less of the total area of the project. Residential uses are not allowed in areas designated Service Commercial, and may be infeasible on small parcels, where additional parking cannot be accommodated. Based on the existing potential for commercial development, however, it is estimated that an additional 588 residential units could be constructed in these areas. Table 6.4 shows the number of units by planning area that could potentially be constructed in conjunction with commercial development.

**Table 6.4  
Potential Residential Units  
In Commercially Designated Areas**

Planning Area (within Urban Services Line)	Acres	Potential Commercial Square Foot.	Potential Residential Square Foot.	Potential Units
Aptos	20.4	294,000	73,500	91
Carbonera	0	0	0	0
Live Oak	80.6	1,202,000	300,500	375
Pajaro Valley	3.0	49,000	12,250	15
Soquel	22.4	343,000	85,750	107
<b>TOTAL</b>	<b>126.4</b>	<b>1,888,000</b>	<b>472,000</b>	<b>588</b>

## SECTION 4.7: HOUSING CONSTRAINTS

There are conditions created by economic forces in the private market as well as regulations and programs imposed by public agencies that can affect housing development. These constraints impact the production of new housing as well as the maintenance and improvement of existing housing. Below is an analysis of both market (non-governmental) and governmental constraints that could affect the housing stock in the County.

### MARKET (NON-GOVERNMENTAL) CONSTRAINTS

Private market forces that affect housing primarily include those factors that influence the cost of housing. These factors are land and construction costs (including infrastructure improvements), and financing costs.

#### • LAND AND CONSTRUCTION COSTS

Land costs for new residential development vary depending on their location and their size. (All costs cited in the following paragraphs are estimates based on asking/selling prices occurring in the 1989-91 time frame.) Standard single family lots within urbanized areas, usually on "in fill" parcels less than 10,000 square feet in size, are typically in the \$100,000-\$250,000 range (\$175,000 would be a mid-range figure). These lots usually have most infrastructure improvements completed and are

ready for construction. Larger parcels of land, usually on the Urban-Rural fringe or in the rural area of the County, are more expensive; costs to acquire those parcels are dependent on their total acreage and available amenities.

Land costs for single-family subdivisions and for multi-family developments vary according to whether they have permit approval (i.e. a Tentative or Final Map) and whether they are being sold as "raw" land or with infrastructure improvements completed. Land for multi-family development can range from \$40,000 up to \$90,000 or more per unit (\$65,000 per unit would be a mid-range estimate), again depending on parcel size, infrastructure availability and permit approval status.

Construction costs, like land costs, vary depending on the type of residential development. As of 1991, single-family construction costs in Santa Cruz County were in the range of \$60-\$125+ per square foot, depending on material and supply costs, and labor costs. Using the lower range of \$60 per square foot as an example, a hypothetical 1500 square foot home would cost \$90,000 for construction costs only. Additional costs include land acquisition, permit fees and infrastructure costs (if not already provided). Tables 7.1 and 7.2 illustrate typical development costs for single family and multi-family residential construction in Santa Cruz County.

This \$270,000 estimate is a conservative one in that it assumes modest construction costs and only a minimum level of fees (development and infrastructure fees were assumed to be paid and included as part of the cost of the improved lot). The estimate also assumes that there is no developer overhead, financing, marketing or profit costs. These type of costs could range from 10-25% of the total development cost, resulting in a final estimated cost of between \$297,000 to \$337,500 for the example in Table 7.1.

**Table 7.1**  
**New Single Family Residential Construction**  
**Example of Typical Development Costs**  
**1,500 Square Foot Detached Unit on Improved Lot, 1991**

\$175,000	Land Costs (Single family, improved lot, mid-price range estimate)
\$ 90,000	Construction Costs (1,500 sq.ft. @ \$60/sq.ft.)
\$ 5,000	Governmental Fees (Building Permit, School Impact Fees, does not include infrastructure or development fees)
<b>\$270,000</b>	<b>Total Costs</b>



**Table 7.2**  
**New Multi-Family Residential Construction**  
**Example of Typical Land and Construction Costs**  
**1,300 Square Foot Attached Unit**

\$ 65,000	Land Costs (Multi-family, improved lot, mid-range estimate, all fees paid)
<u>\$71,500</u>	Constructions (1,300 sq.ft. @ \$55/sq.ft.)
\$136,500	Land and Construction Costs
<u>\$ 27,300</u>	Overhead, Profit and Financing Costs (20%)
<b>\$163,800</b>	<b>Total Development Costs</b>

Multi-family construction costs benefit from the "economies of scale" by producing more than one unit at a time and multi-family units are usually smaller than single-family units. Estimated multi-family construction costs vary from \$35-\$75 per square foot, again depending on labor and material costs (\$55 per square foot would be a mid-range estimate). The example assumes that the developer has paid all fees and permits and those costs are then included in the final land costs. Further, the multi-family example in Table 7.2 assumes that a developer was involved in the production of this unit and the costs include the developer's overhead, profit and financing costs which are "passed on" to the buyer.

### • FINANCING COSTS

The costs of financing residential development and acquisition are dependent on national economic trends and policy decisions. Interest rates for residential construction loans and permanent financing fluctuate depending on market conditions. For example, many residential construction loans are tied to the private market and "float" depending on the prime rate or other market indicators. In addition to interest rates, loan terms and conditions can vary and are affected by the availability of funds in both the primary and secondary markets.

At the time that this document was initially prepared (1991), financing was available for most types of residential development and acquisition in Santa Cruz County. Mixed use and other innovative types of residential development might have difficulties securing financing from typical sources such as banks, savings and loans, mortgage companies and mortgage brokers.

However, for traditional residential developments, both construction and permanent mortgage financing (i.e. financing to purchase a home) were available using a variety of options, including fixed rate, variable rate, combination loans (i.e. 5 year fixed rate, 25 year variable rate), teaser rate loans, etc. Fixed-rate mortgage loans with a 30 year term had interest rates varying from 9.5% to 11%. Variable rate loans were available at "teaser" rates as low as 6.5%, but the actual "Annual Percentage Rate" (APR) was more in the range of 10%-11.5%. Interest rates are an important factor in residential financing because, as interest rates increase, more potential homebuyers are excluded from the market. For example, a \$100,000 fixed rate, 30 year mortgage at 10% requires a \$878.00 monthly mortgage payment while the payment on the same loan amount at 9% is \$805.00 per month, a difference of \$73.00 per month. This interest rate difference can be the deciding factor in whether a household "qualifies" for a mortgage loan or not, depending on their annual income and the size of the loan. For instance, with mortgage rates in the 7 percent range (30 year fixed, July 1993) the affordability of home buying increases significantly.

In Santa Cruz County, then, availability of financing may be a constraint to housing for innovative developments, such as mixed use or limited equity cooperatives. For traditional residential development, availability of financing is not so much a constraint as are interest rates or other terms and conditions affecting financing. Market conditions can act as a constraint by limiting the number of individuals and households that can "afford" to purchase or develop property.



## GOVERNMENTAL CONSTRAINTS

Governmental constraints are usually regulations and procedures developed to protect the quality of life in a community. While these governmental regulations are necessary, they can increase the cost of development and thus the cost of housing.

### • LACK OF ADEQUATE FEDERAL AND STATE SUBSIDIES FOR HOUSING

Santa Cruz County cannot be solely responsible for assisting in the production of the County's future affordable housing stock. Significant increases in Federal and State subsidies will be necessary to satisfy the State-mandated AMBAG projected affordable housing needs. For example, a total subsidy of 643 million in 1991 dollars (this would include a subsidy of 564 million for very low and lower income households, and a subsidy of 89 million for moderate income households) would be required to produce the 7,672 units projected to address the needs of the County's very low, lower and moderate income households. This total subsidy amount assumes an average subsidy cost, in 1991 dollars, of \$100,000 for very low and lower income households and \$41,000 for moderate income households, in order to close the "affordability gap" between what such households can afford to pay and the market rate cost of the units in Santa Cruz County.

### • LAND USE CONTROLS

#### Changes in Countywide Land Use Controls

Revisions to the County's accessory unit regulations were approved by the Board of Supervisors in 1993, and went to the Coastal Commission for approval in 1994. Provided that health and safety issues can be addressed, accessory units will be allowed on all residentially-designated legal lots of record in the rural areas of the County. In addition, locational and design requirements were relaxed to promote urban area development. Setback reductions were authorized, based on design guidelines, and family members were exempted from income and asset eligibility requirements. It is projected that 15,771 accessory units could result from the Ordinance revisions. Of that number, approximately 762 would be in the rural coastal zone. It is projected that half of the accessory

dwelling would serve the needs of lower income and the other half, of moderate income households. The actual number of units constructed would depend on many factors, including lot size, siting of the proposed accessory unit, infrastructure constraints, and other environmental constraints. These units would also likely be constructed in an incremental way, based in part on the desire of each property owner to have an additional unit on his/her property, subject to some governmental intervention in terms of occupancy level and income restrictions.

#### Residential Densities: Land Use and Zoning (Within the Urban Services Line)

The County's General Plan and Zoning ordinance provide for a range of housing types and densities. Urban residential densities, for new development, require service from a public sewer or sanitation district as well as public water and fire protection. The lowest urban density "Urban Very Low" is used in areas within the Urban Services Line where environmental constraints, primarily steep slopes or sensitive habitats, prevent development at higher urban densities, or in areas where a transition is needed to adjacent rural densities. This density allows development at 1.0 to 4.3 units per net developable acre. This density range is equivalent to 10,000 square feet to one acre of net developable parcel area per dwelling unit, and zoning designations fall within that range.

The "Urban Low Density" residential designation consists of those areas suited to larger lot, predominately detached residential units. Housing types appropriate to the Urban Low Density designation may include detached houses, duplexes, and clustered small lot detached units at allowable densities. This density range allows 4.4 to 7.2 units per net developable acre, which is equivalent to 6,000 to 10,000 square feet of net developable parcel area per unit. Appropriate zoning for this designation would include R-1-6, R-1-8, R-1-10, or RM-6.

The "Urban Medium Density" designation provides for a broad range of housing types including detached houses, duplexes, townhomes, mobile home parks, and small lot detached units at allowable densities. This designation is located where a full range of urban services are available, including access onto a collector or arterial street and a location near neighborhood, community or regional shopping facilities. The density range allows 7.3 to 10.8 units per net developable acre, which is equivalent to lot sizes of 4,000 to 6,000 square feet of net developable parcel area per unit. Appropriate zoning for this designation would include R-1-4, R-1-5, RM-4 and RM-5.



The "Urban High Density" residential designation allows all of those housing types found in the Urban Medium Density designation, as well as garden apartments and congregate senior housing. This designation is served by a full range of urban services and in locations near collector and arterial streets, transit service, and neighborhood, community, or regional shopping facilities. The density range allows development at 10.9 to 17.4 units per net developable acre, which is equivalent to 2,500 to 4,000 square feet of net developable parcel area per unit. Appropriate zoning for this designation would include R-1-3.5, R-1-4, RM-2.5, RM-3, and RM-4.

Additionally, provisions in the General Plan allow a density increase of 25% over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan for the inclusion of affordable housing. This bonus would apply to developments containing 20% of the total units for lower income households, or 10% of the total units for very low income households or 50% of the total units for qualifying (senior) residents. A density increase of 50% over the maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan is allowed for developments containing 100% lower and very low income qualifying (senior) residences. A corresponding decrease in allowable lot size applies to any density bonus development. The Ordinance is specific and clear concerning the procedures an applicant must follow to insure he receives the density bonus and associated concessions for an eligible project. The Ordinance offers certainty and clarity to developers on key project concerns, i.e. density, unit yield and design features. Because of the greater specificity of the Ordinance, it is anticipated that developers will opt to use the new system more frequently and with greater success than under the County's prior Density Bonus Program. Anticipating the adoption of the County's Ordinance and in recognition of the new State Law, for example, a lower income senior project in south County requested and received a 42% density bonus in 1991.

In addition, County General Plan policies allow the construction of residential units in conjunction with commercial development, if the residential units occupy 50% or less of the total building area.

### **Residential Densities: Land Use and Zoning (Outside the Urban Services Line)**

For parcels located outside of the USL and in the rural area of the County, densities are calculated in a different manner. The maximum densities in areas zoned "RA," Residential Agricultural, and "RR," Residential Rural categories are calculated using the "Rural Residential Density Determination" matrix. This matrix evaluates a number of factors, including infrastructure and environmental factors, in order to calculate the appropriate land size. Typically, the minimum lot size is at least one acre and site requirements in regards to setbacks, lot coverage, etc. vary as to whether the minimum site area per dwelling unit is less than 5 acres or more than 5 acres.

### **Residential Site and Structural Requirements**

Section 13.10.323 of the County Code specifies site and structural requirements for parcels according to residential zoning category. Setbacks are typical for residential developments; for example, the minimum width for a parcel zoned R-1-6 (residential with a minimum land area of 6,000 net developable square feet) is 60 feet with a minimum front yard setback of 20 feet and a minimum rear yard setback of 15 feet. Structural and site requirements are not considered a constraint to development in the County.

The County's adopted revisions to the Accessory Unit Ordinance allow setback reductions for accessory units, subject to design guidelines. The need for and degree of setback reductions for such units was the subject of hearings by the County's Housing Advisory Commission, Planning Commission and Board of Supervisors.

In addition to the requirements noted above, the County has also adopted design criteria for residential districts. These criteria apply to all residential projects of 2 or more units and encourages the clustering of residential units. The purpose of clustering is to promote energy efficient and cost efficient site planning, to promote quality common open space and to provide for other amenities. The design criteria also address such issues as drainage and erosion control, access and circulation, solar access, building height and mass and landscaping. Generally, the criteria encourage efficient use of the land, promoting coordinated site design such as shared driveways, parking, circulation, landscaped open space and trash collection areas. Overall, these criteria encourage better utilization of land and are not a constraint to development.



### Growth Management Program (Measure J)

In 1978, Santa Cruz County voters approved "Measure J," which directed that future growth and development be guided by a set of policies and procedures. Measure J has been codified as Chapter 17.01 of the County Code, which defines a growth management system and an affordable housing system for Santa Cruz County. Six policies have been defined in Chapter 17.01. These are:

1. **Preserve Agricultural Land.** It shall be the policy of Santa Cruz County that prime agricultural lands and lands which are economically productive when used for agriculture shall be preserved for agricultural use.
2. **Distinguish "Urban" and "Rural" Areas.** It shall be the policy of Santa Cruz County to preserve a distinction between areas in the County which are "urban," and areas which are "rural." Divisions of land in rural areas shall be discouraged, and new residential developments shall be encouraged to locate in urban areas.
3. **Urban Area Protection.** It shall be the policy of Santa Cruz County to insure that new development in the unincorporated "urban" areas does not proceed without the provision of adequate services which will enhance the quality of life for current and future residents of these urban areas; the County Capital Improvement Plan shall reflect this commitment.
4. **Annual Population Growth Limit.** It shall be the policy of Santa Cruz County to set an annual population growth goal for this County which shall limit growth to that amount which represents Santa Cruz County's fair share of each year's statewide population growth.
5. **Housing for Persons with Average Incomes.** It shall be the policy of Santa Cruz County that at least 15% of those housing units newly constructed for sale or rental each year shall be capable of purchase or rental by persons with average or below average incomes.
6. **Resource Protection.** It shall be the policy of Santa Cruz County to prevent the division or other development of lands which contain timber resources, mineral resources, and wildlife habitat or other natural

resources, except when any such development is conditioned so as to prevent the loss of or damage to such resources.

Following adoption of Chapter 17.01, the County Board of Supervisors has annually adopted a growth rate and allocated a sufficient number of building permits to accommodate the adopted rate. From 1979 through 1990, the County has allocated approximately 10,695 building permits, and a surplus of 2,962 permits allocated but not issued existed at the end of 1990. This indicates that, for the period from 1979 to 1990, the process of allocating permits based on annual projected growth rates has not been a constraint to the development of housing since there have been more permits allocated than actually used.

Table 7.3 indicates that historically the Board of Supervisors has allocated an average of 776 building permits per year from 1979 through 1990. When the special 1989 allocation of 1,384 permits for affordable units is considered, then the average number of permits issued yearly increases to 891. Table 7.4 illustrates the average number of permits that would be needed to meet the AMBAG new construction projections for 1989 to 1996. Approximately 1,375 permits will need to be issued annually, given the AMBAG projection.

In summary, the Measure J allocation process was not a constraint to development in the 1979-90 time frame; but allocations would need to be increased above the average experienced from 1979-90 to meet the AMBAG scenario of new construction projections for the 1989-96 time period.

It is important to note that the new construction projections in Table 7.4 include units affordable to very low, lower and moderate income households as well as above moderate income units. As a means of eliminating this potential constraint to the development of affordable units, the County has exempted affordable units from the allocation process. Santa Cruz County recognizes the importance of preserving the potential for developing affordable units and intends to exempt affordable units as well as to "carry over" unused permit allocations for market rate housing units. A further description of this program is contained in Program #11 in Section 4.8 of this Housing Element.



<b>Table 7.3</b> <b>Building Permits Allocated 1979-1990</b> <b>County of Santa Cruz</b>		
<u>Year</u>	<u>Allocation</u>	<u>Special Allocation</u>
1979	930	
1980	1,055	
1981	937	
1982	968	
1983	972	
1984	991	
1985	757	
1986	768	
1987	468	
1988	489	
1989	489	1,384 (for Affordable Units)
1990	<u>487</u>	
	9,311	10,695
<b>Average</b>	<b>776/year</b>	<b>891/year</b>
Source: Planning Department, 1991		

<b>Table 7.4</b> <b>Average Allocation of Building Permits Needed</b> <b>to Meet New Construction Projections, 1989-1996</b>	
	<b>AMBAG Projection</b>
<b>New Construction Need, 1989-96</b>	<b>11,983</b>
Building Permits issued, 1989-90	(770)
<b>Remaining Need, 1991-96</b>	<b>11,213</b>
Permits Carried Over and Available, January, 1991	(2,962)
<b>Remaining Need, 1991-96</b>	<b>8,251</b>
<b>Average Annual Allocation of Permits Needed</b> <b>(Remaining Need Divided over 6 year period, 1991-96)</b>	<b>1,375</b>
Source: Planning Department, June, 1991	

## • CODES AND ENFORCEMENT

The County enforces the Uniform Building Code (UBC), and related trade codes, throughout the County. Inspectors from the Building Section of the Planning Department investigate violations to the Building Code on a complaint basis. The Uniform Building Code is necessary for the proper construction and maintenance of housing production in the County and is not considered a constraint to development.

### Construction Legalization Program:

The Board of Supervisors authorized a Construction Legalization Program in 1994. The program would allow building and/or development permits to be issued to legalize certain structures that were built illegally on or before October 19, 1993 if they:

1. comply with the applicable building and development regulations currently in effect; or
2. comply with the applicable building and development regulations which were in effect at the time of construction and do not create a health and safety hazard; or
3. are in minor noncompliance with the applicable building and development rules at the time they were built or are currently in minor noncompliance with the rules in effect; but are authorized by the Planning Director with findings.

The number of dwellings that will be eligible for legalization through this program is unknown. However, in early 1994 there were 327 reported structures containing 2, 3 or 4 illegal units, 110 reported illegal mobile homes, and 104 reported illegal single family dwellings being processed by the County's Code Compliance Section. This number of reported cases vastly understates the total number of illegal units in the County, and eligibility for legalization through the Program will be determined upon review of individual applications.

### Incentives for Affordable Projects:

In addition to the federal and state mandates concerning affordable housing (Federal Fair Housing Law, State Housing Element Law, State Density Bonus Law, Article 10.7, Sections 65590 et seq. on Coastal Zone Development, and Chapter 5, Article 8, Section 54220 et seq. on disposition of surplus land for affordable housing),

the County has provided incentives for affordable housing. These local incentives entail processing, design and financial concessions.

The following affordable projects have received regulatory and/or fiscal assistance from the County:

1. Habitat for Humanity, 3 units Soquel - land donation + funds
2. Pacific Family Home Mobile Home Co-op (34 units) - County was co- applicant with Co-op and leveraged MPROP loan
3. VOA (75 units) - landscaping and off-site improvements, parking waiver, affordable housing transfers of credits
4. Lagoon Beach Co-op (31 units) - Funds leveraged for State Loan
5. Stepping Out Housing (18 rental units for mentally disabled)- Priority Processing, Land Donation, Funds leveraged for HUD loan
6. The Farm (39 units)-land assemblage, land acquisition, grant and conveyance; funds leveraged for State and Federal funds; Parking Reduction
7. Habitat for Humanity (2 units in Live Oak) - Land acquisition grant, County performed lot split.
8. McIntosh Mobile Home Park (28 coaches) - Land Acquisition as leverage for eventual funding
9. Brommer (6 units) - Matching funds for HUD grant
10. Merrill (15 units) - 50% of land acquisition; Leverage for State loan
11. Woodland Heights (68 units) - Provided 40 year extension of the Measure J affordability restrictions.
12. CDBG Rehab. (30 units) - Provided local matching funds
13. Beachcomber Mobile Home Park (73 coaches) - County co-applicant and provided leverage for State MPROP loan
14. Habitat for Humanity (1 unit, Live Oak) - Land acquisition and conveyance
15. Arroyo Verde (101 units) - grant to maintain affordable sales prices; modification of Measure J pricing formula; affordable housing transfers of credits; Planning Department fee deferral; Public Works Sewer fee rebate
16. Maciel (21 units) - land acquisition grant, leverage for HUD and CDBG funds; parking reduction, density bonus proposed
17. O'Neill Ranch (60 units) - land acquisition, pre-development costs, infrastructure



18. Tierra Alta (36 farmworker housing units) - provided local matching funds for CDBG application; priority processing of waste water improvement system
19. Pennsylvania Ave. (32 units) - worked with City of Watsonville on easement release and land donation for Housing Authority affordable housing project
20. 30th & Portola (24 units) - CDBG funds used for land write down
21. Paloma del Mar (129 lower income senior units) - density bonus, parking waiver, bicycle storage space waiver, height variance, Sanitary Sewer fee reduction/waiver, affordable housing transfer of credits
22. Elizabeth Oaks (126 units) - affordable housing transfers of credits
23. Seascape ( 80 senior units) - affordable housing transfers of credits
24. Creek Drive (2 units) - acquisition, rehab and resale as affordable two inclusionary units due to become market-rate
26. Westhaven Ct. (1 unit) - acquisition and resale as affordable inclusionary unit due to become market-rate

### **Parking Requirements**

Requirements for on and off site parking are typical for residential developments in similar California communities. In order to facilitate more affordable housing development, the County does allow up to a 75% reduction in parking requirements for elderly housing developments.

### **Energy Conservation**

With regard to energy conservation requirements, the County has enforced Title 24 regulations since 1983 for construction in the unincorporated area. Title 24 is energy conservation standards that provide guidelines for residential construction in regards to energy conservation items; for example, specifying appropriate wall, ceiling or floor insulation. As noted earlier in this chapter, the "Residential Design Criteria" also contains standards for energy efficiency in residential design and construction such as orienting living areas to the south in order to take maximum advantage of solar heating and cooling, provision of solar access, etc. The Title 24 regulations and the design criteria are not considered as constraints to development since they promote a more energy efficient residential environment.

## **• ESTIMATED RESIDENTIAL DEVELOPMENT FEES**

Since the passage of Proposition 13, governmental fees have increased substantially as local governments attempt to pay for needed services with limited resources. Fees for residential development have in particular been affected in recent years. In order to determine typical fees for residential developments in the County, two different types of projects were selected, a single family and a multi-family development. The single family development is assumed to be in the Live Oak Planning area and each unit is estimated to be approximately 2000 square feet. The 20 unit multi-family project is assumed to be in the Pajaro Planning area and a typical unit is approximately 1000 square feet.

There are certain exceptions to the County's fee schedule. Because permit and development fees can affect the viability of potential affordable housing projects, the County of Santa Cruz allows the following exceptions:

- Inclusionary Housing Units: County Code Section 15.01.080 specifies that housing units reserved for low and moderate income purchasers shall be exempt from park dedication fees.
- Affordable Second Units: The Board of Supervisors has directed that the following fees be waived for the affordable second unit program:
  - a) building permit fees
  - b) all County-imposed improvement fees, and
  - c) development permit fees up to a maximum of \$500 per second unit.

With the recent Ordinance amendments regarding accessory dwellings, a new Fee Schedule is being developed that will acknowledge the affordability of both the income restricted and exempted units. For example, lower income affordable units may receive, pursuant to district policy, a sanitary sewer connection fee reduction within the Freedom Sanitary Sewer District.



**Table 7.5**  
**Typical Fees for Residential Development**  
**County of Santa Cruz, 1991**

	<i>20 Unit Single Family (Live Oak)</i>	<i>20 Unit Multi Family (Pajaro)</i>
<b>Planning Department Review Fees</b>		
Development Review Group Fee	625	625
Residential Development/Subdivision Fees	5,000	5,000
<b>Development Fees</b>		
<b>County Fees</b>		
Park Dedication	55,780	41,820
Roadside Improvements	37,000	13,400
Transportation Improvements	38,000	39,200
Child Care	7,380	2,420
<b>District Fees</b>		
Sanitation Districts	60,000	80,000
Drainage Fees (Zones 5, 6, 7, and 8)	3,000	3,000
Water Hook-Ups	54,700	60,000
School Impact Fees (paid to school district)	63,200	31,600
<b>Building Permit Fees</b>	<u>34,000</u>	<u>11,955</u>
<b>Total</b>	<b>\$358,685</b>	<b>\$289,020</b>
<b>Per Unit Cost</b>	<b>\$ 17,934</b>	<b>\$ 14,451</b>

**Notes on Table 7.5**

1. Residential Development Permits are processed "at cost" for projects of 20 or more units. The deposit is approximately \$5,000.00. Actual costs may be more or less than this depending on the level and amount of staff time required.
2. Development impact fees are dependent on the planning area and service district that the development is located in. The estimates above are based on hypothetical developments located in the Live Oak or Pajaro planning areas. There may be other miscellaneous fees (such as ones pertaining to individual Fire Districts) which are not included in these illustrations.
3. Roadside Improvement Fees and Transportation Improvement Fees can be credited against the full amount of the fees whenever a developer is required to construct certain off-site transportation or roadside improvements.
4. School impact fee for Live Oak School District is \$1.58 per square foot. School impact fee for Pajaro Valley Unified School District is also \$1.58 per square foot.
5. Child Care Fees were calculated at \$369 per single family unit and \$121 per multi-family unit.

- Units sponsored by eligible private non-profits: As authorized by County Code Section 18.10.420, eligible non-profit organizations will be granted the following:
  - a) \$500 fee credit per project towards development application fees, and
  - b) \$500 fee credit per project towards building permit fees.

The Zucker Systems report on Permit Processing (1990) noted previously in this Chapter recommended that various actions be taken to review the County's fee schedule. The report noted that the fee structure was complex and created confusion for staff and the public. Adjustments were made to the fee schedule to make it more consistent and unified.

### • LOCAL PROCESSING AND PERMIT PROCEDURES

County processing and permit procedures have been the subject of several studies in 1989-90. An evaluation of the processing of single family dwelling permits was conducted by Western Productivity Group, Inc. in 1989 and, in 1990, Zucker Systems provided a series of recommendations to improve the overall planning process. Both reports were approved by the Board of Supervisors and staff was directed to begin implementation of the reports' recommendations.

The Western Productivity Group report is focused primarily on building permits and discretionary permits (Levels II through V) related to single family dwelling (SFD) permits, including new construction, remodels and additions.

The Planning Department has identified seven different levels of review for discretionary applications. These are:

- Level O: various reviews submitted as discretionary applications (eg, rural matrix)
- Level I-III: application requires only administrative review and approval
- Level IV: application requires administrative approval and public notice.
- Level V: application requires Zoning Administrator hearing and public notice
- Level VI: application requires Planning Commission hearing and public notice
- Level VIII: application requires Commission and Board hearings and public notice.

There were six major findings cited in the Western Productivity Group report; these were:

1. The present in-take practice of building permit applications needed to be changed to one which would require a more complete and processable application. The acceptance of applications, knowing that certain variances, geologic, biotic, environmental, and/or other reviews or permits were needed or required was responsible for:
  - delays in the process cycle
  - automatic denials and subsequent additional reviews
  - excessive handling of the application
  - confusion between the applicant and the Planning Department and even more serious, conflicting comments or requests by the Planning Department.
2. Effective control of the flow of work through the process was not evident.
3. The review of the planner's staff report by supervision prior to approval or denial for the discretionary permit application was the only real quality check made in the Single Family Dwelling (SFD) application process.
4. Present staffing appeared adequate to accommodate the present work load imposed by SFD related permit applications in a timely manner.
5. The manner in which applications and related paperwork were stored during the review process was poor.
6. The primary mission of the Planning Department's role as related to SFD permit applications was not known and in many cases, not agreed to by both staff and management.

The report identified specific recommendations to address these issues as well as others. Included as part of these recommendations were procedures to streamline the permit processing system and reduce time delays. As of the 1991 monthly progress reports prepared by the Planning Director to the Board of Supervisors, some of those recommendations have been implemented and some time frames have been reduced. For example, processing time for single family building permit applications has been reduced from the 1989 "baseline" amount of 12.1 weeks to 6.1 weeks in the fourth quarter



of 1990. As of 1991, there was a mixed degree of success with discretionary permit application processing times. The average time to process a complete application decreased for Levels I and IV-VII but increased for Levels O, II and III applications. For example, Level VII application time frames decreased from 11 months to 9 months while Level II application times increased from 1 month to 3 months.

Compared to the Western Productivity Group study, the Zucker Systems report was broader in scope in that it evaluated the entire development processing system as it operated in the County in 1989. The report provided an overview of the processing procedures, and contained 102 specific recommendations for improvement. Some of the key recommendations included:

- The need to train Department managers in management functions.
- A variety of changes in the way plans are processed.
- The need to clarify a variety of planning policies.
- The need to expand staff training programs.
- A program to either increase efficiency, or hire more staff and raise fees to avoid the continuation of a backlog of development permits.

The 102 recommendations were very specific in nature and ranged from major and substantive efforts such as revising the entire "Development Review Group" (DRG) process to very simple actions such as preparing new signs for Planning Department lobby. The report concentrated on how the system operated rather than evaluating the appropriateness of policies and programs. However, in certain instances, the report did identify problem areas with policies. For example, the report noted that while the consultants were specifically asked not to address policy issues, a number of points were noted during their study which they felt should be "highlighted." Page 18 in the report noted that,

"The County tends to regulate many things at a highly detailed level not found in other communities. Perhaps more important than the policy to regulate at a detailed level, is the method of regulation. The ordinances tend toward trying to specify every alternative, rather than establishing clear criteria or direction and allowing some flexibility of interpretation and application. This results in a cumbersome set of ordinances that are difficult to understand and administer and that can actually lead

to some of the confusion that they are designed to eliminate."

Following these comments were some specific operating recommendations on how to clarify policies and prevent conflicting policy statements. Similar to the Western Productivity Group's report, the Planning Director has prepared monthly progress reports on the implementation of the recommendations in the Zucker Systems' study. Each of the 102 recommendations is identified in the progress reports with comments on the status of each recommendation. As of June 1993, all of the 102 recommendations have been implemented or are on-going programs by their nature.

## • LAND AND INFRASTRUCTURE

### AVAILABLE LAND

One of the most important areas of concern in planning for housing in the 1991-96 time frame is whether there is adequate land and infrastructure for the expected housing demand. AMBAG has estimated that 11,983 new units are needed between 1989 and July 1, 1996 in order to accommodate new housing demand and maintain a healthy vacancy rate within the housing stock. The County requested a revision to this estimate, projecting that 7,302 total units, rather than 11,893 units would be needed by July 1, 1996.

The information in Section 4.6 of this element (Vacant and Underdeveloped Land) indicates that there is enough land in the Urban area of the County which is residentially designated to accommodate an additional 5,316 units, exclusive of accessory dwellings, units produced through the density bonus process, and residential development on commercial land. Table 6.3 in Section 4.6 shows that sufficient land is designated under the 1994 General Plan, in the urban and rural areas, in conjunction with other incentives, to accommodate an additional 28,903 new units. Therefore, it appears that the County does have sufficient residentially designated land to accommodate the AMBAG estimate of 11,893 new housing units.

Comparing the data from Table 6.3 with the goals for new construction indicates that the County can meet the AMBAG estimated housing need. Meeting the AMBAG goal of 5,507 units for very low and lower income residents, however, will be difficult to achieve unless



substantial subsidies are provided from governmental sources and other methods are identified to assist in the provision of affordable housing. There are a number of programs recommended in Section 4.8 of this Element which describe other incentives for affordable housing, and those programs are listed below.

1. Consider allowing for "over-retail" lower income units in appropriate village core settings.
2. Continue to allow residential development, secondary to the commercial use, in appropriate commercially designated areas.
3. Continue to pursue and implement the proposed bonus density ordinance currently being reviewed by the County.
4. Complete farm worker housing needs study and take recommended actions which could result in construction of very low and low income affordable units for farmworker housing.
5. Implement revisions to the County's Accessory Dwelling Unit Ordinance, which will result in a greater number of new affordable units in both the urban and rural areas of the County. Revise the fee structure as needed to encourage the development of affordable accessory units.

In summary, there is more than adequate available land to accomplish the overall new construction goal of 11,983 units and adequate land at suitable densities for moderate and above moderate income units and a sizable percentage of very low and lower income units. With the combination of actions noted on the previous page and additional governmental subsidies, there should be more than adequate land to meet all housing needs as specified by the State and AMBAG.

## INFRASTRUCTURE

As part of the General Plan update process, an Environmental Impact Report (EIR) was prepared, as required by CEQA, to evaluate various development alternatives. The EIR evaluated public facilities and services such as street systems and circulation, water supply, storm drainage, schools, police protection, fire services, wastewater treatment and disposal, parks and recreation facilities and libraries. The EIR also appraised

environmental impacts such as noise, air pollution and water pollution. As directed by the Board of Supervisors, the General Plan update is focused on the urban area of the County. The evaluation of environmental impacts assumes that the majority of development, under any alternative, would occur within the boundaries of the Urban Services Line (USL). Additional development in the rural areas, as allowed under the accessory dwelling unit ordinance, is not included in the General Plan EIR, but underwent separate environmental review.

Following is a brief summary of the analysis. Please refer to the Draft Environmental Impact Report for the Santa Cruz County 1993 General Plan and Local Coastal Program for an in-depth discussion of the analysis.

**Drainage:** The County is responsible for assuring adequate drainage and flood control county-wide. Three primary departments handle aspects of policy development, regulatory enforcement, and project implementation: The Planning Department, the Department of Public Works, and the Redevelopment Agency. The Santa Cruz County Urban Services Area (CUSA) encompasses portions of twelve coastal watersheds, each with its headwaters in the Santa Cruz Mountains or the adjoining foothills. Predominant land uses in the watersheds range from logging, open space and low density residential in the steeply sloping, forested uplands to high density commercial and residential in the urbanized areas through the Highway 1 corridor and southward to the shoreline. Significant flooding in the coastal watersheds can occur during long duration rainstorms and minor, localized flooding can occur under conditions where inadequate storm drain systems or culverts induce backwater flooding. Such flooding can produce local damage, increase erosion along roadway embankments and impede traffic or increase road hazards.

Any additional development would result in an increase in storm water drainage and a decrease in surface water quality. The land use plan described in the General Plan (Alternative 2) would produce impacts that could generally be reduced to a less than significant level by the application of General Plan policies and programs, and by constructing projects planned in the County's Capital Improvements Program (CIP). Without additional funding for storm water contaminant removal systems, however, there could be a significant impact on surface water quality in the Aptos planning area.



The HCD "Fair Share" alternative (Alternative 4) would result in the same impacts as the proposed land use plan, but would result in additional impacts in the Live Oak and Pajaro planning areas that could not be mitigated to a less than significant level. There is insufficient existing, planned and funded infrastructure in the Live Oak and Pajaro Valley planning areas to compensate for increased storm water drainage and potential flooding. In addition, there is potential for a negative impact on groundwater recharge and water quality.

**Fire:** Fire protection within the USL is provided by several fire districts and all districts have mutual aid agreements with neighboring districts. In 1990, a county-wide ordinance was adopted which requires the use of automatic sprinkler systems and non-combustible roofs on new construction. This ordinance is expected to reduce the demands on fire services. All fire districts rely upon property tax and Special District Augmentation funds for revenue, and some districts also collect a benefit assessment to assist with operations. All fire districts currently consider their level of service to be satisfactory, with the exception of the Scotts Valley Fire Protection District, although all districts have been affected by State budget reductions.

Additional development allowed under the General Plan land use plan could potentially be served if additional funds were secured for both firefighters and equipment. In the Scotts Valley Fire Protection District, additional funds would also be needed for construction of at least one additional fire station. As a mitigation measure to impacts identified in the EIR, a policy has been added to the General Plan that would require a written statement from the fire district stating that the agency has the ability to adequately serve the project prior to approval of any discretionary project.

**Libraries:** The County and Cities of Santa Cruz, Capitola and Scotts Valley operate and maintain a library system under a Joint Powers Agreement for all the County, except for the City of Watsonville. The City of Watsonville's library system and Soquel's volunteer library system are separate from the County's library system. In 1990, a comprehensive study of the County library system was completed, and goals and objectives were established to serve future County population growth. By the year 2000, the County library system is proposed to add approximately 137,000 square feet of library space to include: a new Mid-county branch to serve Capitola,

Live Oak, and Soquel; restoration of service at the Porter Memorial Library in Soquel; an addition to the Aptos branch library; and construction of new facilities in the South County, Scotts Valley, and Felton.

The planned expansion of library facilities would be sufficient to serve the population increase proposed by the Draft General Plan. Buildout of the "Fair Share" alternative (Alternative 4), however, would generate demands on libraries in excess of the long range plan and would require an additional 8,350 square feet of library facilities in addition to planned facility improvements. Based on the average size of present County facilities (excluding the Central Facility) this would represent the addition of two new facilities and the expansion of existing facilities by 1,500 square feet. Recent State revenue changes have curtailed operations at existing library facilities and there is no funding available for new facilities or expansion beyond that currently planned.

**Parks:** The Santa Cruz County Parks, Open Space, and Cultural Services Department (POSCS) maintains and operates the County's park and recreation programs. Its objective is to establish and maintain a geographical distribution of neighborhood, community, and regional parks and recreation facilities for the use of County residents. County park policies set goals for provision of park acreage for residents. According to General Plan policies, neighborhood parks should be provided at a goal of three acres per 1,000 persons and be located within one mile from most urban residents, and community parks should be provided at two to three acres per 1,000 persons and be located within four miles of urban neighborhoods. The County does not set goals for regional parks since the provision of regional parks is based on unique resources and locational opportunities rather than a parkland/population ratio.

Currently, without any additional development, existing developed parks do not meet County standards. Existing neighborhood park acreage is inadequate in Aptos, Live Oak, Pajaro Valley and Soquel and existing community park acreage is inadequate in Aptos, Live Oak and the Pajaro Valley planning areas. To meet goals for park acreage in the future, the General Plan land use plan would require an additional 348 to 491 acres of neighborhood and community parkland. Policies in the General Plan which require dedication or fees to provide parks, a geographic distribution of parkland and designation of specific future park sites could provide



sufficient park acreage for future residents if the County is able to capture an adequate funding source for park purchase and development. Because of the uncertainty of funding, the lack of sufficient existing and planned parks is considered to be a significant unavoidable impact in the EIR. There is, however, insufficient land available in the urban area to provide for the additional 420 to 593 acres of neighborhood or community parkland needed for buildout of the "Fair Share" alternative (Alternative 4). Because the majority of vacant and underdeveloped land available would be dedicated to medium to high density housing under Alternative 4, there would be insufficient remaining vacant land to meet park standards within convenient distances from urban development.

**Schools:** School service in the urban area of the County is provided by five school districts including the Live Oak Elementary, Pajaro Valley Unified, Santa Cruz City, Soquel Union Elementary, and Scotts Valley School Districts. Nearly all of these school districts are currently operating above capacity with an average of eight portable classrooms on each school site. In response to increased school enrollments, school districts are examining the feasibility of physical expansions and operational changes including year-round scheduling.

Development under the land use plan of the General Plan would result in impacts on schools that have been identified as significant and unavoidable in the EIR. Existing and planned facilities in all school districts will not be sufficient to accommodate the projected 4,058 students resulting from additional development. No additional funding for more facilities is foreseen in any school district. Although school impact fees are collected for all new residential construction in the County, developer fees have traditionally fallen far short of what has been needed to construct new facilities.

Development under the "Fair Share" Alternative would result in an increase in student population of 9,273, more than double that of the land use plan described in the General Plan. Existing facilities could not accommodate the increase, and there would be insufficient additional funding to build new facilities. There would also be insufficient vacant land available under this alternative for new school sites to be located within the urban area. Development constraints to build new school facilities in the rural areas and transportation costs would only increase the cost of providing these services.

**Wastewater Treatment:** A number of special districts are responsible for providing sanitary sewer services in the County and for maintaining and operating local wastewater collection systems. Wastewater in the urban portions of the County is conveyed to a wastewater treatment plant in either the City of Scotts Valley, City of Watsonville, or the City of Santa Cruz. The County does not operate a wastewater treatment of its own in the urban areas, but shares treatment capacity in the other plants through a Joint Powers Agreement.

The City of Watsonville Wastewater treatment plant has a total capacity of 16.5 million gallons per day (mgd). This treatment capacity is shared among the Freedom County Sanitation District, Salsipuedes Sanitation District, Pajaro County Sanitation District (in Monterey County), and the City of Watsonville. The Watsonville plant provides advanced primary treatment and is required by the State to meet secondary standards by 1998. The capacity of the plant is not expected to change after completion of the upgrades but the upgrades are being planned based on current capacity rights of the plant's users.

Through the Freedom, Salsipuedes, and Pajaro County sanitation districts, the County has wastewater treatment entitlement to 3.201 mgd at the City of Watsonville Treatment Plant, of which it currently uses 2 mgd.

The City of Santa Cruz Wastewater Treatment Plant provides advanced primary treatment and has a total capacity of 17 mgd. The total treatment capacity at the Santa Cruz Wastewater Treatment Plant is shared between the Santa Cruz County Sanitation District and the City of Santa Cruz. The treatment plant is required by the State to be converted to secondary treatment standards, and those upgrades are expected to be completed by 1997. Total treatment capacity of the plant is expected to remain the same upon completion of the upgrades, but the plant could ultimately be expanded to treat up to 23 mgd of wastewater. This estimate is based on the size of the treatment plant site and the nature of the operation. If the plant is expanded to treat over 21 mgd of wastewater, the City would be required to amend its permit with the Regional Water Quality Control Board.



Through the Santa Cruz County Sanitation District, the County has an entitlement to 8 mgd of the City of Santa Cruz treatment plant's capacity. The County currently uses 5 mgd from its allocation, and the remaining capacity is designated for use by the City of Santa Cruz.

The increase in population generated by any land use alternative could be served by remaining capacity of the Santa Cruz Wastewater Treatment Plant. However, there are three sewer mains in the Santa Cruz County Sanitation District that are currently over capacity: Rodeo Gulch and Felt Street in the Live Oak Planning Area, and State Park Drive in the Aptos Planning Area. General Plan policies require, however, that a written commitment is received from the service district guaranteeing that the required level of service is available prior to issuance of building permits. This policy would assure adequate sewer trunk capacity but the cost of expanding trunk lines could constrain development.

In the Freedom County Sanitation District (FCSD), development under any alternative would exceed the capacity of the Sydney Avenue Bypass sewer line. In 1987 the FCSD proposed a three-phased improvement plan for the Sydney Avenue Bypass which would install a new, larger line parallel to the existing line. The new capacity was designed to accommodate buildout of the land in the FCSD's sphere of influence and to accommodate development that was existing or planned in the 1980 General Plan. This capacity would accommodate the population increase projected to occur under the 1994 General Plan land use plan, but there is insufficient vacant and underdeveloped land within the FCSD sphere of influence to accommodate the "Fair Share" Alternative (Alternative 4). Development of additional land at higher densities has not been included in the design capacity of the sewer bypass line.

There is sufficient capacity of the City of Watsonville Wastewater Treatment Plant to accommodate wastewater generated by the 1994 General Plan land use plan. Under the "Fair Share" alternative, treatment capacity rights allotted to the FCSD would be exceeded. In addition, the treatment plant would not have sufficient capacity to meet the secondary treatment standards required by 1998. The upgrade capacity is based on the current capacity rights of the plant's users and development at higher densities could not be accommodated by the FCSD's share of the total capacity.

**Water Supply:** Commercial and domestic water supplies in Santa Cruz County are provided by a number of municipal water systems, County water districts, investor-owned water companies, mutual water companies, and individual systems. Within the Urban Services Line (USL) water is primarily supplied by three agencies. The Live Oak and Carbonera planning areas are supplied by the City of Santa Cruz Water District, the Soquel and Aptos planning areas are supplied by the Soquel Creek Water District, and the Pajaro Valley planning area is supplied by the Watsonville Water Department. In addition, the Pajaro Valley Water Management Agency (PVWMA) was created by State legislation and approved by voters in 1984 to manage water resources within the Pajaro Valley Basin. The PVWMA does not supply water, but is the responsible local government agency with the power to regulate water use. Agricultural water use is a significant portion of water demand, especially in the southern portion of the County, and is usually provided by groundwater pumping.

Santa Cruz County receives no State or Federally imported water. Instead, the County depends entirely on limited surface water storage, stream diversions, and pumping of groundwater. The absence of imported water from outside the County places finite limits on water supply. An extended Statewide drought caused by below average rainfall during the 1987 to 1992 winter seasons stressed existing water supplies in the County.

During this drought, surface water reservoirs were seriously depleted, groundwater pumping increased, existing seawater intrusion in the Pajaro Valley expanded in extent, and reduced stream flow caused increased pressure on the County's riparian habitats, fish, and wildlife. The area of aquatic habitat used by fish for spawning was greatly reduced. Water availability within Santa Cruz County varies, because each water purveyor is dependent on different sources of supply. Water purveyors reliant on surface water as their primary source were forced to impose usage restrictions during the drought. Water suppliers who rely on groundwater extraction have historically maintained an adequate supply, but groundwater pumping has caused increased pumping depressions around major wells, and in the Pajaro Valley, there is a serious groundwater basin overdraft and seawater intrusion problem.



The Santa Cruz City Water Department (SCCWD) is the largest water system in the County, and serves approximately 80,000 customers in the City of Santa Cruz, Live Oak, Pasatiempo (in the Carbonera planning area) and North Coast. More than 90% of the water supply for the SCCWD is dependent on surface water runoff, and some groundwater is pumped from wells at the eastern end of the service area. Normal existing water demand varies from 3,800 to 4,200 million gallons (11,662 to 12,890 acre feet) per year. The "Firm Yield", defined as the maximum amount of water that can be reliably provided during the most severe drought on record, is 3,510 to 3,910 million gallons (10,772 to 12,000 acre feet).

Because the SCCWD is primarily dependent on surface water supply sources, it is vulnerable to reduced supply during drought, and the available water supply can vary widely from year to year. The water supply is adequate, and often exceeds demand, during years of average or above average rainfall, but in drought years there is little or no capacity to supply increased demand for water. The SCCWD is now in the process of conducting an engineering and environmental evaluation of 13 water supply alternatives identified in the master plan study. These alternatives include expanding surface water collection sources, wastewater reclamation, and groundwater wells.

The General Plan land use plan would increase demand in the Live Oak and Carbonera planning areas, served by the City of Santa Cruz Water Department, by 680 acre feet per year. During drought periods, this extra demand could exceed the "Firm Yield" resulting in demand that could exceed supply. General Plan policies would require that the County work with water purveyors to require water conservation measures for new and existing uses, that water purveyors verify the capacity of the system to serve new proposed development, that water purveyors work to develop additional water sources, and that a firm commitment to serve new development be required prior to approval of that development.

Under the "Fair Share" alternative, water demand in the Live Oak and Carbonera planning areas would increase by 1,076 acre feet per year. Since development of an additional water supply which has no adverse environmental impacts would be difficult, and funding for such a source is uncertain, this additional demand would have a significant impact on existing supplies.

General Plan policies requiring a firm commitment of water availability from water purveyors in order to approve new development would preclude development at densities required in the "Fair Share" alternative.

The Soquel and Aptos planning areas are both entirely within the groundwater basin supplying the Soquel Creek Water District (SCWD), and are largely within the SCWD service area. The SCWD supplies approximately 38,000 customers in the City of Capitola, and the communities of Soquel, Aptos, Seacliff, Rio Del Mar, Seascape, and La Selva Beach. The existing annual water demand in the basin is estimated at 11,413 acre feet, and the annual safe yield is estimated at 13,350 acre feet. About 90% of the water supply is for residential use, with the remaining 10% for commercial use. All water supply is from groundwater pumping, from a system of 16 active wells. Approximately 60% of the water is derived from the Purisima Formation, an aquifer that underlies most of the district service area, and the remainder of the supply is pumped from the Aromas Formation, which underlies the eastern portion of the area.

Buildout under the General Plan land use plan would increase water demand in the Soquel and Aptos planning areas by approximately 1,028 acre feet per year. This increase alone would not exceed the safe yield of the basin, however, additional increased water demand would occur in the same basin from growth and additional private wells outside of the Urban Services Line. The cumulative demand on the groundwater basin in the year 2010 is estimated to be 13,900 acre feet, resulting in a deficit or overdraft of 550 acre feet. General Plan policies described previously could mitigate the impact of this deficit, but may curtail some development served by the Soquel Creek Water District.

Under the "Fair Share" alternative, increased water demand is estimated at 1,322 acre feet per year, a 11.6% increase over existing demand. Limited water supplies in the Soquel Creek Water District could preclude development at densities needed for this alternative, since the estimated deficit in the year 2010 would be increased to 844 acre feet.

The City of Watsonville Water Department (WWD) serves approximately 47,000 customers located within the City limits as well as in Corralitos, Freedom, and Salsipuedes. The WWD currently obtains all of its water supply from groundwater pumping, with 12 active



production wells. Water demand in 1990 was approximately 2,500 million gallons.

The WWD is located entirely within the Pajaro Valley groundwater basin, and within the jurisdiction of the Pajaro Valley Water Management Agency (PVWMA). The predominant use of the groundwater in this basin is irrigation for agriculture. Although municipal use by the WWD is estimated to be only 11% to 13% of the total groundwater extracted annually, projections of increased urban demand must be considered in the context of the entire groundwater basin, which has regional problems of overdraft and saltwater intrusion. Total annual water demand in the Pajaro Valley basin was estimated as 65,000 acre feet in 1991. Based on groundwater modeling of the basin for the period from 1964 to 1992, a safe annual yield to prevent any seawater intrusion would be 25,000 acre feet. If coastal pumping is strictly limited, safe yield increases to 50,000 acre feet per year with limited saltwater intrusion.

Development under the General Plan land use plan would increase demand in the Pajaro Valley planning area by 801 acre feet per year. General Plan policies described earlier, plus policies aimed at water conservation and restricting coastal pumping would help to reduce the impact of this amount of additional demand. However, because the extent of the existing overdraft is so severe, only the development of additional water supplies could completely mitigate the effects of more development. General Plan policies requiring adequate water supply prior to approval of new development would preclude development at densities necessary to implement the "Fair Share" alternative.

**Police Protection:** The County of Santa Cruz Sheriff-Coroner's office provides police protection services to the unincorporated areas of the County. A total of 262 staff members are responsible for all of the duties of Administration, Operations and Detention Bureau. The Patrol Division has a staff of 63 patrol deputies, seven sergeants, four lieutenants, and one chief deputy. The Sheriff-Coroner's office does not measure service levels with any single service standard, but urban planners have relied on the number of patrol deputies per 1,000 people as a rough measure of police service levels. The Sheriff-Coroner's office has 0.48 officers per 1,000 people, and is striving for a ratio of one patrol deputy per 1,000 people.

The per capita ratio is often used to estimate the number of additional officers needed to serve population growth while maintaining the existing level of service. Buildout under the General Plan land use plan would require an additional seven patrol deputies in order to maintain the existing level of service. Population in the five urban planning areas would increase by 33,856 people under the "Fair Share" alternative, requiring an additional 16 patrol deputies to maintain existing service levels.

The Sheriff-Coroner's office has no plans to increase personnel levels in the 1993-1994 fiscal year, or in the near future, due to budget constraints. Increased population growth would have office-wide impacts, since additional administrators, investigators, record keepers, etc. may be needed to support the additional patrol deputies. Reducing these impacts to less than significant levels depends on the County's ability to capture an adequate funding source which may require special State legislation or a vote of the local electorate.

**Circulation and Roadway Capacities:** Santa Cruz County's transportation system is heavily automobile oriented. The County includes several State highways: Highway 1 along the coast, Highway 17 to Santa Clara County and the San Francisco Bay area, Highway 152 from Watsonville to Gilroy, Highway 129 from Watsonville to San Benito County, Highway 9 from Santa Cruz to Boulder Creek and Saratoga, Highway 236 near Boulder Creek, and Highway 35 which runs along the summit of the Santa Cruz Mountains into San Mateo County. Sections of Highway 1 and 17 are freeways, but most of the roadway network in Santa Cruz County consists of conventional highways, roads and streets.

The County is served by its own Metro Transit District bus routes, a pair of Monterey-Salinas Transit inter-county routes, express bus service from Live Oak and Scotts Valley to San Jose, and private operators. The Southern Pacific railroad runs the length of the County but does not provide any passenger service.

The County has fairly extensive pedestrian and bicycle facilities in the urban areas, but some developments did not initially construct sidewalks and other pedestrian facilities so these facilities are not always continuous through the urban area. Pedestrian facilities and bicycle facilities in rural areas are minimal or non-existent.



Much of the County's unincorporated area contains a relatively sparse roadway network designed for suburban and rural land uses in often hilly or mountainous terrain. Such a roadway network has few parallel arterials and highways and therefore has a higher potential for significant bottlenecks if the overall level of auto traffic is not limited. Level of Service (LOS) is used to measure traffic conditions, using letter grades ranging from "A" to "F", with "A" indicating free flows (the best level of service) and "F" indicating major delays and operations at or near capacity.

Most freeway segments in the County operate at or near capacity during weekday peak hours, with portions of both Highway 1 and 17 operating at LOS "F". In the Soquel area, Soquel-San Jose Road and Porter Street have a forced flow condition, as does Park Avenue from Highway 1 to Cabrillo College Drive. In the Freedom area, Airport Boulevard experiences periods of unstable flow. Sections of Graham Hill Road and Highway 9 in the San Lorenzo Valley have periods of significant congestion, exceeding the capacities of these roadways. Of 66 intersections studied in 1991 as part of the General Plan update, 25 percent of those operated at level of service "D" or below; generally considered unacceptable or marginally acceptable. For more detailed information, please see Appendix #20, which contains the "Roadway Capacity" table for the County.

Under the General Plan land use plan, traffic congestion would generally increase at intersections studied. That congestion would be moderate, however, if improvements identified in the Circulation Element are completed. Only one intersection now operating at LOS "C" would deteriorate to LOS "E". Thirteen intersections are projected to require signalization by the year 2010, and improvements are already planned for eight of those. One segment of Highway 1, between Morrissey Boulevard and Rio Del Mar Boulevard would have increased traffic volumes, resulting in a deterioration from LOS "D" to "F". Three other segments currently operating at LOS "F" would experience an increase of traffic volumes of at least 6% of capacity. Planned improvements, and improvements identified by the Circulation Element of the General Plan would generally be sufficient to reduce traffic impacts to an acceptable level. The exception to this would be impacts to State highways, which are under the jurisdiction of Caltrans. Although the Circulation Element identifies improvements that would reduce traffic impacts on State highway segments, the timing and

completion of these improvements may not correspond to population increases, resulting in a deterioration of service levels.

Buildout of the "Fair Share" alternative, even with implementation of the Circulation Element improvements, would result in traffic congestion that would increase substantially when compared to existing conditions. It is expected that four of the intersections studied would operate over capacity (LOS F) and an additional five intersections.

## SECTION 4.8: GOALS, OBJECTIVES, POLICIES AND PROGRAMS

"This time, like all times,  
is a very good one, if we  
but know what to do with it."  
-Ralph Waldo Emerson

One of the best ways to plan for the future is to look at the past. Reviewing past accomplishments, evaluating areas of strength and identifying programs for improvement are all helpful tools in planning for today and tomorrow. The previous chapters in this document were designed to "set the stage" for planning for the County's future housing needs. Information in Sections 4.2 and 4.3 provide a background perspective on recent changes in County household, population and housing stock data. Section 4.4 contains an evaluation of the County's progress towards implementation of housing goals and objectives for the 1985-90 period and then Section 4.5 contains a summary of the existing (1991) housing resources in the County. Sections 4.6 and 4.7 summarize the constraints that can affect the provision of adequate housing opportunities, including governmental constraints and non-governmental constraints. Availability of adequately zoned land is an important concern and is discussed separately in Section 4.6 and then included as part of another discussion in regards to constraints in Section 4.7. In summary, then, the information in Sections 4.2 - 4.7 provide a framework from which to develop a blueprint of housing needs, goals, objectives and programs for the future.

## 1991-1996: HOUSING NEEDS

Information presented in Sections 4.2 - 4.7 leads to the following conclusions:

1. **New residential construction should not be constrained by the number of allocated and available building permits.**
  - There were 3,723 building permits that were either "carried over," or allocated in program years 1990 and 1991 (approximately 53% of those permits are designated for "affordable" units). The County needs to allow full and timely utilization of all available permits, as well as additional permits that will be issued from 1992-96.
  - The development community has the primary responsibility to provide new housing opportunities. However, the County must recognize that it has an important role in facilitating and supporting those housing opportunities. By simplifying permit processing procedures and reducing time lines, the County can act as an important participant in the housing development process and can facilitate the production of an adequate supply of new housing opportunities.
2. **Housing is expensive in California. Housing is a top priority.**
  - There should be an increased emphasis by local, State and Federal levels of government to provide more assistance to affordable housing. In addition, every effort must be made by the County to assist the development community in providing housing affordable to very low, lower and moderate income households.



- Existing affordable housing opportunities need to be preserved on a long term basis. These opportunities currently exist in the County's inventory of affordable housing units and, also the mobile home parks and the existing rental housing stock.
- There should be sufficient land at appropriately-zoned densities for very low and lower income housing. The County should evaluate various actions that will ensure sufficient land at appropriate densities for very low and lower income housing.

**3. The County's existing housing stock is "aging" and there will be an increased need for housing rehabilitation and maintenance programs.**

- Maintenance and rehabilitation of the existing housing stock will be a critical issue in future years as the County's housing stock ages. All funding resources must be utilized in order to provide financial and technical assistance to property owners whose units need rehabilitation, and are occupied by very low, lower and moderate income households.

**4. There are households in the County with special housing needs that should be considered when developing housing opportunities in the future. Further, innovative housing developments should be encouraged to meet some of these needs.**

- Seniors, single parents, disabled, overcrowded, farmworker and homeless house-holds have been identified "special need" households in the County.
- Affordable housing is the most important need of all the special need households. In addition, some of these households have other housing needs such as accessible housing, adequately sized units and a variety of housing choices in terms of housing type.

## **1991-1996: HOUSING GOALS AND OBJECTIVES**

As noted earlier in Section 4.4, the four housing goals from the 1985 Housing Element are still very appropriate to continue in the 1991 Housing Element. Those goals are identified below and a discussion of housing needs, objectives and programs for 1991-96 are organized according to each of the four goals.

### **COUNTY OF SANTA CRUZ HOUSING GOALS: 1991-1996**

- **Housing Supply:** To ensure a decent home and a suitable living environment for all County residents.
- **Housing Affordability:** To protect and increase the supply of housing affordable to lower and moderate income households.
- **Existing Housing Conditions:** To maintain and improve the physical condition of existing housing.
- **Equal Housing Opportunity:** To ensure that all County residents have equal access to housing opportunities.

## HOUSING SUPPLY

To ensure a decent home and a suitable living environment for all County residents

### PROJECTED HOUSING NEEDS: NEW CONSTRUCTION

The Association of Monterey Bay Area Governments (AMBAG) has developed projections of housing need for communities in the Monterey Bay region. The AMBAG document, "Regional Housing Needs Plan" (adopted June, 1990), provides information which identifies regional housing needs and responsibilities, and provides communities with estimates of projected housing needs from 1989-96.

The AMBAG Plan divides the region into "Housing Market Areas," that are defined as areas which are geographically and economically distinct from the rest of the region which have similar housing needs. The "jobs and housing relationship" is considered to be a key identifying feature of each market area; that is, the majority of people that work in a Housing Market Area will theoretically also choose to live there. The County of Santa Cruz is divided into two Housing Market Areas: Pajaro Valley and North Central Santa Cruz County. The Pajaro Valley market area actually straddles both Santa Cruz and Monterey counties with the City of Watsonville as the focal area. The North Central Santa Cruz County market area is the remainder of Santa Cruz County not included in the Pajaro Valley market.

Projected population and household demand were estimated for the two Santa Cruz County market areas. These estimates were based on data provided by two State agencies (State Department of Housing and Community Development and the State Department of Finance) that projected future population growth. AMBAG then applied certain assumptions regarding housing unit vacancy and replacement factors. Based on this information, the AMBAG document projects the number of new housing units needed by July 1, 1996 in order to accommodate population growth as well housing vacancy and replacement factors. The total new construction need projected by AMBAG is 11,983 units from 1989-96.

However, at the request of Santa Cruz County and other

communities in the region, AMBAG has requested that the State reconsider the allocation of new required units to the region. (Please see the information in Appendix #7 of this Element for further details on this request.) The alternative housing goal has been included in this housing element for comparison purposes. It was also utilized for growth impact analysis purposes as part of the General Plan update. More current information regarding projected population growth supports the County's revised housing goals. See Section 4.1 for comments on population growth rates.

Information in Section 4.7 of this Element describes the County's growth management system and the relationship between it and the new construction estimates. As illustrated in Table 7.4, the County would need to issue an average of 1,375 building permits per year from 1991-1996 to meet the AMBAG new construction estimates. Because most of the County permit processing improvements proposed by the Western Productivity and Zucker Systems analyses have been adopted and put into practice, realization of the AMBAG unit projections will be more easily accomplished.

The new construction goals and the average number of permits needed to support those goals include housing units projected to be needed for all household income groups, including housing affordable to very low, lower and moderate income households. Santa Cruz County supports and encourages the development of new affordable housing opportunities and expects its permit allocation process to reflect this philosophy. Therefore, the County has revised its process so that affordable units are exempted from the allocation system. Permits will be readily available for the total number of units projected to be needed for very low, lower and moderate income households from 1989-96.

The County will continue to allocate permits for housing units for above moderate income households through the permit allocation system. Approximately 590 permits would need to be allocated on a yearly basis from 1991-96 in order to meet the AMBAG estimate of need for above moderate income housing units. This was developed by taking the total new construction goal for 1989-96 and subtracting out the goal for very low, lower and moderate income households. After adjusting for building permits issued from 1989-90, a revised goal for above moderate income units for 1991-96 then results.



**Table 8.1**  
**New Construction Goals, By Household Income Level**  
**AMBAG 1989-96**

	<b>AMBAG Projection</b>
New Construction Goal 1989-96	11,983
Very Low, Lower and Moderate Income Goals	<u>(7,672)</u>
<b>Above Moderate Income Goal 1989-96</b>	<b>4311</b>
Less Building Permits Issued 1989-90	<u>(770)</u>
<b>Above Moderate Income Goal 1991-96</b>	<b>3,541</b>
<b>Average Annual Number of Permits Needed, 1991-96</b>	<b>590</b>

### Objective 4.1

To facilitate and encourage the use of allocated and available permits through simplified and expedited permit processing procedures and technical assistance and support to the development community. Exempt units affordable to very low, lower and moderate income households from the permit allocation process in order to facilitate meeting new construction goals for affordable housing.

### Objective 4.2

Ensure that an adequate amount of publicly and privately held land is designated in the General Plan and appropriately zoned to accommodate the County's housing goals for affordable units.

## EXISTING POLICIES/PROGRAMS TO CONTINUE:

### 1. Permit Allocation System

**Program Description:** The County will revise its permit allocation system by exempting units affordable to very low, lower and moderate income households. The maximum number of units exempted will equal or exceed the new construction goal for very low, lower and moderate income households as identified by the County's housing goals.

**Objective:** Exempt units affordable to very low, lower and moderate income households from the permit allocation system.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**2. Permit and Development Processing**

**Program Description:** Continue to implement the recommendations contained in the Western Productivity Group, Inc. Report (1989) and the Zucker Systems Report (1990) and additional "reform" measures which can improve permit procedures. In particular, recommended program and procedural changes that will reduce permit processing time, eliminate confusion and provide a better level of customer service to all potential clients should be evaluated and implemented as quickly as possible.

**Objective:** Coordinated and efficient processing of development and permit applications and reduced application time lines.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**3. Inventory of Vacant and Underdeveloped Parcels/Rezoning**

**Program Description:** Maintain and improve upon the inventory of vacant and underdeveloped parcels in the County, both within the Urban Services Line (USL) and in rural areas. Evaluate the appropriateness of rezoning existing residentially zoned land to higher density, especially sites that would be appropriate as "H" sites (higher density, affordable housing sites); investigate the potential for re-designating commercial, industrial or publicly-owned land to residential; or, permitting residential uses in combination with commercial or industrial use.

**Objective:** Increase supply of land available for residential use, including accessory dwelling residential use, in the County unincorporated area to assure that enough land is available to meet affordable housing goals.

**Time Frame:** 1991-1993: Update existing inventory of vacant and underdeveloped parcels.

1993-1994: Based on General Plan Update recommendations and the results of the 1991-93 inventory, evaluate rezoning or re-designation of appropriate vacant/underdeveloped land to allow increased residential use.

1993-1996: Maintain and update inventory of vacant/underdeveloped parcels as needed.

**Funding:** CDBG "Planning and Technical Assistance" Grant (1991)

**Responsible Party:** Planning Department, Board of Supervisors

**EXISTING POLICIES/PROGRAMS TO BE REVISED:****4. Annual Report on Growth Goals and Building Activity**

**Program Description:** In its annual report to the Board of Supervisors on growth goals, the Planning Department shall also include information on:

a) level of residential construction during past year and the level of density to which parcels have been developed.

In specific, the report shall summarize land divisions or subdivisions approved/constructed and a comparison of the maximum allowable density for those parcels and the density actually approved, and

b) progress on achieving the new construction goals as identified in this Housing Element.

**Objective:** Annual update and review of level of residential activity and relationship to new construction goals.

**Time Frame:** Annually, 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**5. Density Bonus Program**

**Program Description:** The County shall proceed with adoption and implementation of an ordinance which complies with State Density Bonus Law providing a 25% density bonus (plus the potential for additional incentives) to developers proposing 10% very low or 20% lower income or 50% qualifying senior projects.

**Objective:** Implement State Density Bonus Law

**Time Frame:** 1994: Adoption of Ordinance

1994-96: Ordinance Implementation

**Responsible Party:** Planning Department, Board of Supervisors



### **5.1 Accessory Dwelling Program**

**Program Description:** Implement the County's new Accessory Dwelling Ordinance that was adopted in 1993 by the Board of Supervisors, entailing revisions to the County's former Second Affordable and Accessory Second Dwelling Ordinances. The ordinance revisions provide greater flexibility in the areas of accessory unit design, size and location, as well as in tenancy types and eligibility criteria. Consider eliminating the guest house ordinance in conjunction with implementation of the accessory dwelling program to facilitate the beneficial housing impacts anticipated. Prepare public information and program outreach materials, and monitor program activity.

**Objective:** Accessory dwellings produced in both the rural and urban areas of the County for income eligible and/or family member tenants.

**Time Frame:** 1994-1996

**Responsible Party:** Planning Department, Housing Advisory Commission, Housing Authority, Board of Supervisors

## **NEW POLICIES/PROGRAMS:**

### **6. Land Use Consistency**

**Program Description:** Review General Plan land use designations and zoning designations on land parcels to ensure that the two designations are consistent.

**Objective:** Consistent designations on parcels to eliminate confusion and reduce permit processing time lines.

**Time Frame:** 1991-1994

**Responsible Party:** Planning Department, Board of Supervisors

### **7. Residential Fee Structure**

**Program Description:** Review existing residential unit and accessory dwelling fee structure; evaluate appropriateness of current fee structure and simplify where necessary.

**Objective:** Consistent and appropriate residential fees

**Time Frame:** 1991-1994

**Responsible Party:** Planning Department, Department of Public Works, Board of Supervisors

### **8. Residential/Commercial Mixed Use**

**Program Description:** Through the General Plan Update and town plans, evaluate the potential of additional housing provided on upper floor areas in commercial areas. Where elements of convenience, commercial property security and compatible environments warrant, consider the possibility of encouraging mixed use developments. In addition, evaluate appropriate incentives (such as reduced parking requirements) as well as zoning incentives to encourage "work/live" spaces in such areas.

**Objective:** Additional residential units provided in commercial and mixed use areas.

**Time Frame:** 1991-1994

**Responsible Party:** Planning Department, Board of Supervisors

### **9. Allowance of Residential Uses in Commercial Zones**

**Program Description:** Through the General Plan Update and town plans, consider allowing higher density residential development, secondary to the commercial use, in appropriate commercially-zoned areas.

**Objective:** Additional "close-in residential" units provided in commercial areas.

**Time Frame:** 1991-1994

**Responsible Party:** Planning Department, Board of Supervisors

## **10. Clarification of Land Use Regulations**

**Program Description:** As directed by the Board, revise Land Use and Zoning regulations of the County Code (Volume 2) with the goal of clarifying and simplifying regulations for use by the public and the development community.

**Time Frame:** 1991-1994

**Responsible Party:** Planning Department, Board of Supervisors

### **10.1 Construction Legalization Program**

**Program Description:** As approved by the Board of Supervisors, allow building and/or development permits to be issued to structures lacking permits built on or before October 19, 1993, if they meet applicable building and development regulations currently in effect; or those in effect at the time of construction, if health and safety hazards are not created; or subject to Planning Director approval.

**Objective:** Recognize existing illegal residential additions and/or units

**Time Frame:** 1994-1996

**Responsible Party:** Planning Department

### **10.2 Fair Share Housing**

**Program Description:** Work with the City of Watsonville to consider possible allocation of County Fair Share Housing Goals to Watsonville in conjunction with County support for City annexations to meet Pajaro Valley housing needs.

**Objective:** Pursue with the City of Watsonville cooperative formulation and allocation of Regional Fair Share Housing Goals for the Pajaro Valley.

**Time Frame:** 1994-1996

**Responsible Party:** Planning Department, Planning Commission, Board of Supervisors



## HOUSING AFFORDABILITY

To protect and increase the supply of housing affordable to very low, lower and moderate income households.

Information cited earlier in this Element highlights the increasing cost of securing housing in the County. The median sales price of an existing home in the south county area (1990) was approximately \$194,711 and sales prices in the north county area were even higher with the median at \$271,829. These prices typically exclude all households except those with above moderate income and even some of those households cannot afford to purchase a home unless they have sufficient equity to use as a down payment.

The rental housing market is usually the more affordable choice for lower and moderate income households, however, in Santa Cruz County, very low and lower income households in particular often spend a larger proportion of their monthly income for rent than is considered "affordable." As Table 3.9 demonstrates, the average very low income household of 4 persons could "afford" to pay \$496 per month for housing, but the average one bedroom rental unit in northern Santa Cruz County was renting for \$630 in 1990. The shortage of affordable rental units is demonstrated by the fact that the Housing Authority had over 6,000 households on their waiting list for Section 8 or other rental assistance in 1990. Approximately 52% of those households listed were residents of the unincorporated area.

### AFFORDABILITY: NEW CONSTRUCTION

As part of the County's Growth Management Program, there is a stated goal that at least 15% of all newly constructed housing be affordable to lower and moderate income households. In the County's Redevelopment areas, this requirement is further strengthened by State redevelopment law which also specifies that 15% of the total number of units built in the area be affordable to low and moderate income households, and 40% of these units, or 6% of the total, be available to very low and 9% to lower income households.

The affordability goals as identified by AMBAG in their 1990 "Regional Housing Needs Plan" contain estimates of new housing need according to household income levels. In that document, AMBAG estimates that 64% of new housing opportunities from 1989-96 should be affordable to very low, low and moderate income households. In developing these estimates, AMBAG's primary objective was to encourage similar distributions of lower income households throughout the region and to discourage concentrations of any one household type in any area. As noted earlier in this Chapter, it is projected that 7,672 units are needed to meet the new construction goals of the "Regional Housing Needs Plan" according to AMBAG's projections.

In order to encourage the development of units needed to reach the AMBAG fair share projections, the County has revised its allocation process so that units affordable to very low, lower and moderate income households are exempt from the process. Further, the County supported the development of approximately 486 affordable units currently (1992) in various stages of program development (see Table 8.2) and provided financial and/or regulatory relief for at least 1,305 units of affordable housing (see the discussion under "Codes and Enforcement" in Section 4.7).

In addition to the pending affordable units, there will also be units produced through the inclusionary housing program (Measure J). A minimum of 15% of all new units constructed are required to be affordable to very low, low or moderate income households according to the Measure J requirements and as specified by the County's Affordable Housing Requirements. The County is currently considering increasing the inclusionary requirement to 20-25% as part of the comprehensive revisions to the Affordable Housing Ordinance and the "Income, Asset and Unit Price Guidelines." The County is also considering increasing the opportunities for second, affordable units (1993).

**Table 8.2**  
**Pending Affordable Units 1992**  
**County of Santa Cruz**

Total Units	# of Units Affordable to:			Project	Location	Housing Type
	V. Low	Lower*	Moderate			
101		51	50	Arroyo Verde	Pajaro Valley	Ownership
129		129		Paloma del Mar	Pajaro Valley	Rental (Senior)
18	18			Stepping Out	Carbonera	Rental (Disabled)
2	2			Habitat	Live Oak	Ownership
21		21		Housing For Ind. People	Live Oak	Rental (Disabled)
15	15			Merrill Road	Soquel	Rental
31	31			Lagoon Beach Apts.	Live Oak	Ownership: Rehab(Limited Equity)
34		34		Pacific Family	Live Oak	Ownership: Rehab
39	39			Cunnison Lane	Soquel	Rentals
60	0	34	26	O'Neill Ranch	Soquel	
36		36		Aptos Village	Aptos	
<b>Total</b>	<b>486</b>	<b>105</b>	<b>305</b>			<b>76</b>

\* Units affordable to lower income households may also be occupied by very low income households. Until the units are built and occupied, it is unclear exactly how many units will be occupied by very low and how many by lower income households.

### Objective 4.3

Support the development of affordable units by providing a good faith effort to meet the new construction goals for very low, lower and moderate income households as identified in the County's housing goals.

### AFFORDABILITY: PRESERVATION OF EXISTING AFFORDABLE UNITS

There are three areas of need in regard to preservation:

- 1) Preserving existing stock of affordable units that have been financed with government assisted financing,
- 2) Conserving mobile homes as a source of affordable housing, and
- 3) Protecting existing rental housing stock from being converted to ownership units.

#### Government Assisted Affordable Units

According to Table 5.1, there are a total of 1,329 affordable units in the unincorporated area of the County. Of these

units, 698 units have been assisted with HUD financing. These 698 units are located in the following projects:

Name	# of Units	HUD Program	Expiration
Villa San Carlos	200 units	Section 236/Sec.8	1991(70 units) 1992(40 units)
Pajaro Vista	105 units	221(d)(4)/Sec.8	1994
Seaside Apartments	84 units	221(d)(4)/Sec.8	2003
Elizabeth Oaks	126 units	221(d)(4)/Sec 8	2003
VOA	76 units	202/Section 8	2006
Seascape Senior	80 units	Section 202/Sec.8	2023
Seapines	27 units	Section 8	2023



Of these projects, there are two government assisted developments that could potentially convert to market rate housing during the ten year period from 1991-2001. These two developments are:

**1) Villa San Carlos, 2500 Soquel Drive, Santa Cruz**  
Villa San Carlos is a rental housing development of 200 units; approximately 144 of those units are family units and 56 are senior/handicapped units. The Section 236 mortgage is not due to expire until 2012; however, the project had 70 Section 8 contracts expire in 1991 and another 40 contracts expire in 1992. Generally, HUD has been renewing the Section 8 contracts for five year terms; these contracts scheduled for expiration were renewed until 1996 and 1997 respectively. The County will continue to monitor the status of the Section 8 contracts and advocate for their renewal during the time frame of this Housing Element.

**2) Pajaro Vista, 1955 Pajaro Lane, Freedom**  
Pajaro Vista is a rental development of 105 units designed for senior and handicapped households. This development is assisted with Section 221 (d) (4) and Section 8 rental subsidies. The Section 8 subsidies were due to expire in January, 1994. In December, 1990, the owners of the development sent correspondence to the County Redevelopment Agency indicating that they plan to renew their Section 8 contract for the next 5 year period ( from 1994-1999). Similar to Villa San Carlos above, the County will continue to monitor the status of the Section 8 contracts and advocate for their renewal during the time frame of this Housing Element.

It is important that projects such as the two identified on the previous page be preserved. The cost of replacing these types of units would be very expensive in today's housing market. As noted in Section 4.7, the cost of new construction for multi-family residential units is approximately \$163,800 for a 1,300 square foot unit. This estimate was developed using mid-range costs for both land and construction and adding in a developer's typical overhead and profit. If the lowest range of costs were used for land and construction and the overhead and profit were deleted, then the typical cost for a 1,300 square foot unit in 1991 dollars would be \$85,000; for a 1,000 square foot unit, the cost would be \$75,000; and for an 800 square foot unit, the cost would be \$68,000. Using these costs as rough estimates, following would be the cost to replace the two projects noted previously with new units designed to accommodate the same type of households:

1. Villa San Carlos		
144 Family Units (1000 sq. ft.)	144 @ \$75,000 each	= \$10,800,000
56 Elderly Units (800 sq. ft.)	56 @ \$68,000 each	= \$ 3,808,000
		<b>TOTAL = \$14,608,000</b>
2. Pajaro Vista		
105 Elderly Units (800 sq. ft.)	105 @ \$68,000 each	= \$7,140,000
		<b>TOTAL = \$7,140,000</b>

The costs noted above are estimates of new construction, replacement costs. However, these are "low end" conversion cost estimates. The cost to acquire the units "as is" would be less but there would probably also be renovation and maintenance costs that would have to be added on to the sales price.

The major concern for both Villa San Carlos and Pajaro Vista is not prepayment of mortgages (although Pajaro Vista's 221 (d)(4) could be paid but it is not likely), but rather the potential loss of Section 8 rental subsidies. Should the Section 8 contracts expire and not be renewed by HUD or the owners (although that scenario does not appear likely or feasible at this time), then there is a possibility that the rents could increase for the tenants. Possible courses of action at that time would be for a request for Section 8 vouchers from the set-aside pool that HUD maintains or possible assistance through other funding sources such as the Redevelopment Low and Moderate Income Housing Fund. Further, the County Housing Authority has indicated that they would be willing to assist in any efforts necessary to maintain the affordability of these units. Therefore, at this time, the necessary course of action will be for the County to continue to monitor these two projects and to develop a program to assist these units in the event that the Section 8 contracts are not renewed.

Other than the two projects noted above, there do not appear to be any other affordable units in the unincorporated area that are in threat of being converted to market rate housing. There are no Farmers Home or CHFA (California Housing Finance Agency) assisted units in threat of conversion in the forecasted time period, according to the Housing Authority. Regarding the County's inclusionary housing program, most units built under the County's program (Measure J) carry permanent affordability restrictions upon resale (restrictions vary from a minimum of 10 years to "in perpetuity") and, in

addition, the County has established a Foreclosure Fund to protect the loss of any of these units in foreclosure proceedings.

There are Section 8 Moderate Rehabilitation units in the County whose contracts might be expiring in the 1991-2001 time frame but, according to data from the Housing Authority, all of these units are located in incorporated areas.

#### **Objective 4.4**

Preserve the existing affordable housing inventory of 1,329 housing units through the following actions:

- a) monitor the status of the renewal of Section 8 contracts for both Villa San Carlos and Pajaro Vista,
- b) preserve the existing affordable housing stock by maintaining a comprehensive and updated information data base on the units included under the inclusionary housing (Measure J) program and other units considered to be "affordable." Information to be maintained includes household income levels, household type, rent levels, sales prices, affordability restrictions, household tenure, etc., and
- c) continue to utilize the Foreclosure Fund for Affordable Units to assist threatened affordable units.

### **CONSERVATION OF MOBILE HOME PARK STOCK**

Mobile homes represent an important and valuable source of affordable housing opportunities, especially for senior households. There were 3,480 mobile homes in the unincorporated area of the County as of January 1, 1990. These mobile homes represent 57% of all mobile homes in the entire County (unincorporated as well as incorporated areas). It is important that the County preserve these mobile homes opportunities by 1) ensuring that the mobile home parks in which they are located are not converted to other uses, 2) actively assisting in the purchase of the parks by the mobile home residents, and 3) facilitating maintenance and rehabilitation of the existing mobile home units.

#### **Objective 4.5**

Conserve the County's existing stock of 3,480 mobile homes by continuing to enforce County ordinances that protect mobile home parks from conversion and provide rent stabilization agreements.

### **PROTECTING RENTAL HOUSING STOCK**

Rental units are an important part of a community's housing stock, primarily because they usually are more affordable than owner-occupied housing units. It is important that rental units, especially multi-family apartment units, are available in a housing market so that there are a variety of housing opportunities for very low and lower income households in particular. Priorities for the County in producing and preserving the rental housing stock include preventing conversion of multi-family apartments to condominiums through the Condominium Conversion Ordinance, supporting the Section 8 (existing) rental subsidy program by preserving the existing number of Section 8 subsidies, requiring relocation assistance for displaced tenants, requiring interest payments on tenants' security deposits, and requesting additional subsidies to meet the County's housing needs.

#### **Objective 4.6**

Preserve the County's existing stock of rental units and assist in the production of new rental units, as they provide affordable housing opportunities.



## EXISTING POLICIES/PROGRAMS TO CONTINUE:

### 11. Affordable Housing Production

**Program Description:** Support the development of new affordable housing opportunities for very low, lower and moderate income households by:

- a) Exempting affordable units from the Permit Allocation System (see Program #1),
- b) Continuing the Inclusionary Housing program (Measure J) and revising the Affordable Housing Ordinance (Chapter 17.1) as necessary: to simplify the program; and, to create incentives for developers to participate in the program such as financial incentives or technical assistance (i.e. special permit handling, priority processing) incentives,
- c) Passage of a Density Bonus Ordinance which provides incentives to developers proposing 10% very low or 20% lower income or 50% qualifying senior projects,
- d) Increasing coordination with the Redevelopment Agency in providing incentives to developers, and
- e) Seeking the \$398-643 million dollars in funding necessary to subsidize the production of the estimated 4,675 - 7,672 affordable housing units.

**Objective:**

Very low income households: 2,090 - 3,430 units

Lower income households: 1,266 - 2,077 units

Moderate income households: 1,319 - 2,165 units

TOTAL: 4,675 - 7,672 Units

**Time Frame:**

1991-92: Revising permit allocation process to exempt affordable units

1993-94: Revising Affordable Housing Ordinance and creating Density Bonus Ordinance

1991-1996: Supporting residential development within commercial areas, as appropriate.

1989-on: Supporting the production of 4,675 - 7,672 affordable units and pursuing the funding necessary from State, Federal and other sources

### 12. Mobile Home Park Preservation and Affordability

**Program Description:** Continue to implement County Code Chapter 13.13, as may be amended from time to time, which provides guidelines for the mobile home rent stabilization program. In addition, continue to implement County Code Chapter 13.30 which restricts mobile home park owners from converting parks to other uses. Consider creating a special land use category for mobile homes and designating existing parks as "Mobile Home Parks" on General Plan Land Use Map. Maintain the Mobile Home Co-op Conversion Program managed by the Redevelopment Agency.

**Objective:** Preserve existing mobile home parks and actively assist in providing affordable housing opportunities through rent stabilization and cooperative conversion programs.

**Time Frame:**

1991-1994: Evaluate feasibility of creating special land use category for mobile home parks on General Plan Land Use Map.

1991-1996: Continue to implement County Code Chapters 13.13 and 13.30 and Mobile Home Co-op Conversion Program.

**Responsible Party:** Planning Department, Board of Supervisors, Redevelopment Agency

**13. Condominium Conversion and Demolition/Replacement Housing**

**Program Description:** Continue to implement the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect the rental housing stock. Continue to implement the Demolition and Replacement Ordinance (County Code Chapter 12.06) which requires replacement of affordable housing units that are demolished or converted to non-residential use and located in projects of 3 or more units.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**14. Coordination with Other Public and Private Organizations**

**Program Description:** Continue to work with the Housing Authority, non-profit housing developers and for profit developers on developing affordable housing opportunities. Maintain adequate data bank on housing stock characteristics and make available to interested parties who may need it for funding applications and program descriptions.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**15. Foreclosure Fund**

**Program Description:** Continue to maintain a revolving fund to assist inclusionary (Measure J) units or any other eligible affordable units in threat of foreclosure proceedings. The funds are used to maintain the affordability of the unit to a lower or moderate income household and to preserve the unit as part of the County's affordable housing stock.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors, Redevelopment Agency

**Financing:** \$140,000 in "start up" funds already provided; additional funds as needed from "in lieu" fees or other sources.

**15.1. Interest on Tenants Security Deposits**

**Program Description:** Continue to require that tenants security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases. Interest rates will be evaluated to ensure that they reflect general market conditions.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, County Administrative Officer, Auditors Office, County Treasurer, Housing Advisory Commission, Consumer Affairs.



## EXISTING POLICIES/PROGRAMS TO BE REVISED:

### 16. Affordable Housing Outreach

**Program Description:** Designate the "Affordable Housing Outreach" program as a high priority work task for the 1991-1996 program years. As part of that program, include the following items for staff to complete:

- a) Aggressively inform the public and the development community about the availability of permits for affordable housing units.
- b) Continue to work towards improving the public's perception of the Planning Department's attitude about housing, especially affordable housing. Nurture an approach to housing development, with staff that are enthusiastic and helpful to developers who wish to provide affordable housing. Fast tracking of applications,
- c) Use consistent language in reporting information on affordable housing. Affordable housing includes the inclusionary (Measure J) program as well as other units developed with government assistance, whose affordability is restricted for a period of time.
- d) Provide improved household and unit data for the County's affordable housing units, including the inclusionary units as well as other affordable units built by non-profit and for-profit developers. Organize the data as appropriate for the needs of the Planning Department, Redevelopment Agency and the Housing Authority. At a minimum, include:
  - # of total housing units developed
  - # of total affordable units developed (including inclusionary units)
  - # of Inclusionary (Measure J) units developed
  - # of affordable units according to household income categories; that is, a breakdown of units according to whether they are affordable by very low, lower or moderate income households
  - # of affordable units by income category (see above) and household tenure (owner or renter)
  - type and length of affordability restrictions and monitoring requirements.Report the information above on an annual basis in the staff report prepared for the establishment of growth rates and permit allocations.
- e) In conjunction with e) above, monitor the location of affordable units in the County. Develop and implement a policy which encourages the proportional distribution of affordable housing units in the County, based on the existing supply of affordable housing, the development potential of the area, and the access to employment opportunities.
- f) Prepare a brochure outlining requirements and procedures for affordable housing.

**Objective:** Maintain and preserve existing inventory of affordable housing stock. Encourage use of building permits allocated for affordable units.

**Time Frame:**

1991-1996: Implement Affordable Housing Outreach Program

1991-1996: Maintain and update information on affordable housing stock as identified in "e" above; Monitor location of affordable units in County.

**Responsible Party:** Planning Department, Redevelopment Agency, Housing Authority, Board of Supervisors

**17. "Second Unit" Programs**

**Program Description:** Implement the newly adopted Accessory Dwelling Ordinance so that more property owners are encouraged to provide second units. Create incentives (either financial or technical assistance with permit processing) to encourage property owners to provide more affordable units and develop public information/outreach program to correct public misperceptions and encourage program participation.

**Objective:** At buildout, 11,398 units in the rural area and 4,373 units in the urban area, with a limitation of 5 units per year in the Live Oak planning area.

**Time Frame:** 1993-1996

**Responsible Party:** Planning Department, Board of Supervisors, Housing Advisory Commission, Housing Authority, Public Works Department

**18. Leverage Additional Affordable Housing Funds**

**Program Description:** Aggressively explore the variety of potential financial assistance programs from both the public and the private sector to provide more affordable housing units. Examples of public and private sector fund resources include the list in Appendix #1.

**Objective:** Secure additional funding sources for affordable housing opportunities.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors, Redevelopment Agency, Housing Authority, Housing Advisory Commission, County Administrative Office

**NEW POLICIES/PROGRAMS:****19. Innovative and Cost Effective Building Technology**

**Program Description:** Encourage the production of more affordable units through modern building technology, such as manufactured housing. Such housing would need to demonstrate that it meets building code, design criteria and neighborhood compatibility standards. Evaluate the possibility of adopting a policy encouraging developers of affordable housing to consider the use of manufactured housing in their developments.

**Time Frame:**

1992-1994 Evaluate potential policies and programs to encourage use of manufactured housing in residential developments.

**Responsible Party:** Planning Department, Board of Supervisors

**20. Coordination with New Community Housing Program Initiatives**

**Program Description:** Support the work of the Greater Santa Cruz County Community Foundation in their objective to develop a public-private initiative to address housing issues. The Foundation has been awarded a \$500,000 grant to administer a 5 year program designed to bring together public and private leaders in the community to identify housing problems and solutions. Encourage the Foundation to develop programs that will provide for greater affordable housing opportunities in the County.

**Time Frame:** 1991-1996

**Responsible Party:** Greater Santa Cruz County Community Foundation, Planning Department, Board of Supervisors, County Administrative Office



**21. Housing Trust Fund**

**Program Description:** Investigate the feasibility of developing a Housing Trust Fund to provide an additional source of financing for housing that is locally-controlled and managed.

Housing Trust Funds have been established in other communities to provide additional sources of funding and program support for affordable housing. Examples of funding resources that other communities have used to establish Housing Trust Funds include real estate property transfer taxes, hotel and motel taxes, private and public donations and General Fund transfers.

**Time Frame:** 1992-1994

**Responsible Party:** Planning Department, Board of Supervisors, County Administrative Office

**22. Preservation of Affordable Units, Including Government Assisted Housing Developments**

**Program Description:** Preserve the affordable housing units in the County's housing stock (1,329 units as of December, 1990). A significant portion of those 1,329 units are the 698 affordable housing units that have been assisted with HUD financed mortgages and/or Section 8 assistance. Two of the HUD-assisted developments, Pajaro Vista and Villa San Carlos, are scheduled to have their Section 8 rental subsidies renewed during the time frame of this Housing Element. Monitor the status of those renewal contracts and develop contingency plans as needed if contracts are not renewed.

**Objective:** Preserve affordable units, including 698 HUD-assisted units.

**Time Frame:** 1991-1994: Monitor Villa San Carlos Pajaro Vista developments

**Funding:** If assistance is needed to preserve the Villa San Carlos or Pajaro Vista units, potential funding resources include CDBG funds, Redevelopment housing funds, Foreclosure Funds for Affordable Units and the funding sources listed in Appendix #1.

**Responsible Party:** Planning Department, Redevelopment Agency, Board of Supervisors

**23. New Assistance Programs: Relocation and Rental Deposit Funds**

**Program Description:** Develop programs to 1) assist residents who may need relocation assistance because of public or private actions and, 2) assist lower income residents in securing housing entry costs (rental deposit and security costs). As part of the relocation program, develop policies to minimize relocation as much as possible. If relocation is necessary, design appropriate policies and funding resources to assist with both temporary and permanent relocation.

**Time Frame:**

1992-94: Develop Relocation Assistance Program

1992-94: Develop Rental Deposit Assistance Program

**Funding:** Redevelopment Housing Funds, Housing Trust Funds (Program #21 above)

**Responsible Party:** Planning Department, Redevelopment Agency, Board of Supervisors

**24. Co-Housing Opportunities**

**Program Description:** Evaluate the feasibility of developing a Co-Housing Ordinance. Work with local groups and individuals interested in promoting co-housing opportunities.

**Time Frame:** 1994-1996: If feasible, develop a Co-Housing Ordinance.

**Responsible Party:** Planning Department, Board of Supervisors

## EXISTING HOUSING CONDITIONS

To maintain and improve the physical condition of existing housing.

The County's existing stock of 52,562 housing units (as of January, 1990) is an important and valuable resource. It is critical that these units be maintained and repaired as needed so that they 1) provide safe and sanitary housing for the occupants, and 2) do not deteriorate to a point where replacement rather than rehabilitation is needed.

Information on pages 36-39 of this document indicate that 37% of the existing housing stock in 1990 was 30 years of age or older. During the 1990-2000 decade, another 11,613 units will be 30 years of age or older; therefore, by the year 2000, a total of 31,195 units or 59% of the 1990 total housing stock will be 30 years of age or

older. This is a significant number of units and, consequently, the need for rehabilitation and maintenance programs will be increased.

During the 1991-96 time frame, it is important that the County recognize the importance of maintaining and/or improving the condition of the existing housing stock by 1) continuing to seek all possible funding sources for the County's housing rehabilitation program, 2) conduct more detailed surveys of the housing condition of the entire housing stock of the County, 3) make a special effort to include rental units and mobile homes in rehabilitation efforts, and 4) plan a coordinated approach to addressing the need for housing rehabilitation in the coming years. As an objective, the County will seek to provide assistance for 375-500 units during the 1991-96 time frame and will continue to encourage private rehabilitation and maintenance of housing units. It is expected that some of the 375-500 units assisted will be helped through Redevelopment housing programs.

### Objective 4.7

Encourage the continued rehabilitation and maintenance of the County's existing housing stock. The objective for 1991-96 will be to assist 75-100 units per year (or 375-500 units over the five year period) with publicly assisted rehabilitation and to encourage the private rehabilitation and maintenance of units.

## EXISTING POLICIES/PROGRAMS TO CONTINUE:

### 25. Housing Rehabilitation Program

**Program Description:** Continue to administer the housing rehabilitation program and provide financial and technical assistance to property owners to rehabilitate their housing units. Expand the rehabilitation program to include more funding resources and to ensure adequate assistance for all types of rehabilitation needs, including rental rehabilitation, rehabilitation of owner occupied units and rehabilitation of mobile homes. Seek State CDBG funds during 1991-96 period to both extend and broaden the County's existing rehabilitation program.

**Objective:** 75-100 Units Rehabilitated Annually, 375-500 total units over time frame of the Housing Element  
**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, County Housing Authority, Redevelopment Agency, Board of Supervisors



**26. Housing Rehabilitation Funding Sources**

**Program Description:** To support Program #25, aggressively pursue all sources of funding for rehabilitation of housing units. The State Community Development Block Grant (CDBG) program has provided funds for the County's rehabilitation program in the past and the County will continue to request CDBG funds from the State for the continuation of the rehabilitation program. Other potential resources include the federal housing programs such as Section 312, the Rental Rehabilitation Program, the HOME program, and state housing programs such as California Housing Rehabilitation Program (CHRP) for both owner occupied and renter occupied housing.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, County Housing Authority, Redevelopment Agency, Board of Supervisors

**27. Maintenance of Existing Units**

**Program Description:** Continue administration of the "Civil Penalties" program which establishes civil penalties for illegal construction or conversion of residential structures. This program establishes substantial penalties for construction or conversion of structures which require a building or development permit. Continue to enforce Title 24 requirements for residential construction activities.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**NEW POLICIES/PROGRAMS:**

**28. Inter-Jurisdictional Coordination of Housing Rehabilitation Activities**

**Program Description:** Evaluate the possibility of cooperating with other local jurisdictions in the County that are operating housing rehabilitation programs to see if there could be some cost-savings regarding staffing levels or program administration.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors, County Administrative Office

**29. Updated Housing Condition Survey Data**

**Program Description:** Maintain a current housing condition survey of housing units in the County. Update as needed and include revised number of units in need of rehabilitation and replacement in amendments to the Housing Element on a regular basis throughout the 1991-96 time frame.

**Objective:** Maintain an updated data base on housing conditions of residential units.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

**30. Program for Unpermitted Units**

**Program Description:** Implement the Construction Legalization Program, geared toward legalization of unpermitted residential additions and/or structures. The purpose of this program is to correct health and safety deficiencies and to provide rehabilitated decent, safe and sanitary housing units, where appropriate. It is recognized that this type of program will involve a significant level of staff and funding resources and will also involve extensive public outreach and education.

**Objective:** Provide more safe and sanitary units as part of the legal housing stock.

**Time Frame:** 1994-1996: Implement program.

**Responsible Party:** Planning Department, Board of Supervisors

### **31. Adaptive Residential Reuse**

**Program Description:** Encourage the rehabilitation of seasonal and motel units located outside of the coastal zone to permanent residential housing units through the County's housing rehabilitation program and the Redevelopment Agency's housing programs.

**Objective:** Provide additional housing units through the conversion of seasonal and motel units located outside the coastal zone.

**Time Frame:** 1991-96: Program Implementation

**Responsible Party:** Planning Department, Redevelopment Agency, Board of Supervisors

#### **31.1 Mobile Home Parks**

**Program Description:** Consider establishing a Mobile Home Park combining zone district to recognize this housing type as having an important role in meeting the affordability needs of the community. Include site and use standards for parks with minimum age requirements (Senior Parks) as appropriate as required by State and Federal Fair Housing law.

**Objective:** Conserve affordable housing in mobile home parks.

**Time Frame:** 1994-1996

**Responsible Party:** Planning Department, Planning Commission, Board of Supervisors



## EQUAL HOUSING OPPORTUNITY

To ensure that all County residents have equal access to housing opportunities.

Safe, decent and affordable housing should be available to all households in the County, regardless of such factors as sex, ethnic background or household type. There have been six types of households identified in the County as

being "special need" households: these are, senior, single parent, overcrowded, disabled, farmworker and homeless households. Affordable housing is a top priority for all of these households and, in addition to affordability, some of these households have other special housing needs as described Section 4.2 of this Housing Element. The important priorities for the County for the 1991-96 time frame will be to continue to ensure that all households have equal access to housing opportunities and to ensure that the households identified as being "special need" households be given consideration in approving or supporting potential housing programs.

### Objective 4.8

Continue to ensure that all households have equal access to housing opportunities and strive to address the housing needs of those households identified as "special need" households in the Housing Element. In addition to the programs listed below, support the recommendations for households with special needs as listed in Section 4.2 of this document.

## EXISTING POLICIES/PROGRAMS TO CONTINUE:

### 32. Continue Programs that Assist "Special Need" Households

**Program Description:** Continue to support the following programs:

- a) Seniors: Continue to support the provision of a Shared Housing Program for seniors and other households in Santa Cruz County. As long as funding remains available, provide financial support for the administration of a Shared Housing Program.
- b) Seniors: Continue the provision of information on "Home Equity Conversion," currently provided by the Santa Cruz County Housing Authority.
- c) Seniors: Continue to retain and maintain existing senior-only mobile home parks in the County and to encourage maintenance of existing mobile homes.
- d) Disabled: Continue to allow accessibility improvements as eligible work items in the County-sponsored housing rehabilitation program.
- e) All Special Need Households: Continue to seek all available sources of financing for affordable housing opportunities for the special need households in the County. Examples of the types of sources to be examined include federal programs; such as the Section 8 (Existing) rental subsidy programs, Section 202 housing financing, State of California housing assistance programs, and private financing resources.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Board of Supervisors

### 33. Fair Housing Information

**Program Description:** Continue to fund the dissemination of fair housing and anti-discrimination information to County households. In addition, support the continuation of services provided by the County's Office of Consumer Affairs to provide tenant/landlord information.

**Time Frame:** 1991-1996

**Responsible Party:** Housing Law Center, Planning Department, Office of Consumer Affairs, Board of Supervisors

**34. Security Deposit Interest Ordinance**

**Program Description:** Continue to implement the Security Deposit Interest Ordinance which stipulates that interest earned on security deposits for residential rental units be repaid to the tenants.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Office of Consumer Affairs, Board of Supervisors

**NEW POLICIES/PROGRAMS:**

**35. Study of Farmworker Housing Needs**

**Program Description:** Conduct a comprehensive study of the housing needs of farmworker households during 1992-93. Based on the results of the study, aggressively pursue numerous housing programs and funding sources including, but not limited to, the following:

- a) priority processing for farmworker housing developments,
- b) allowance for increased density on selected sites that are non-prime farmland parcels,
- c) reuse of auxiliary facilities on existing sites,
- d) specific designation of sites for farmworker housing on the General Plan, Local Coastal Plan and land use maps,
- e) evaluation of the "Rural Village Cluster Housing" concept for farmworker housing,
- f) review and consider further revisions to the existing farmworker housing ordinance, and
- g) pursuit of all available funds for farmworker housing, including State of California rural assistance funds, Farmers Home Administration funds, CDBG funding, private donations and funding sources such as noted in Appendix #1 of this Housing Element.

**Objective:** Comprehensive study of the needs of farmworker households in Santa Cruz County and implementation measures to address the identified needs.

**Time Frame:**

1991-93: Completion of Farmworker Housing Study

1992-96: Implementation of Study results

**Responsible Party:** Planning Department, Housing Advisory Commission, Board of Supervisors

**Financing:** Community Development Block Grant Technical and Planning Assistance Funds for Study as well as funds identified in "g" above.

**36. CDBG Funding for Improvements to Buena Vista Farmworker Housing**

**Program Description:** Implement the 1991-92 CDBG application for improvements for wastewater facility at the Buena Vista farmworker housing development.

**Objective:** Improve existing wastewater facility at Buena Vista Farmworker Housing development.

**Time Frame:**

1991: Submit application for CDBG funds for wastewater improvements

1993: Initiate wastewater treatment improvements.

**Responsible Party:** Planning Department, County Housing Authority, Board of Supervisors

**Funding:** CDBG funds, fund resources listed in Appendix #1 of this Housing Element

**37. Congregate Living Units**

**Program Description:** Monitor the number of new congregate living units developed in the County. Implement the requirement that 35% of the Congregate Care units be affordable as specified by the Board of Supervisors and implement the other Board-adopted findings resulting from the Congregate Care study. If no projects are developed by January, 1995, the 35% affordability requirement and the development standards should be reviewed.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, County Housing Authority, Board of Supervisors



**38. Senior Housing Sites**

**Program Description:** As part of the General Plan Update process, consider designating senior housing sites at locations appropriate for senior housing. Include the possibility of designating high density residential sites which would be appropriate for senior housing developments.

**Time Frame:** 1992-1994

**Responsible Party:** Planning Department, Seniors Commission, Board of Supervisors

**39. Inventory of Senior Housing Developments**

**Program Description:** Maintain a current inventory of senior housing developments in the County with information on development location, eligibility requirements, affordability, type of units, level of services offered, etc. Use existing inventory developed by the Seniors Commission as initial base data.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Seniors Commission, Senior Network Housing Program, Long Term Care Committee, Board of Supervisors

**40. Consumer Housing Information Service**

**Program Description:** Support the development of a "Consumer Housing Information Service for Seniors" by the Area Agency on Aging.

**Time Frame:** 1991-1996

**Responsible Party:** Area Agency on Aging, Seniors Commission, Senior Network Housing Program, Board of Supervisors

**41. Encourage Units Suitable for Large Households**

**Program Description:** Monitor the type and size of new housing units approved for development. Encourage the development of larger-sized units (i.e. 3 or more bedrooms) in both single-family as well as multi-family developments.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Redevelopment Agency, Board of Supervisors

**42. Child Discrimination Ordinance**

**Program Description:** Review existing County regulations regarding child discrimination and investigate feasibility of establishing occupancy standards for rental units. The intent of both of these actions would be to discourage discrimination in housing for families with children.

**Time Frame:** 1992-94: Review existing regulations and investigate feasibility of establishing occupancy standards.

**Responsible Party:** Planning Department, County Counsel, Board of Supervisors

**43. Residential Developments with Child Care Facilities**

**Program Description:** Develop and implement requirements for providing on-site child care facilities in large-scale residential developments.

**Time Frame:** 1993-94: Develop requirements; 1994-96: Implement requirements

**Responsible Party:** Planning Department, Redevelopment Agency, Board of Supervisors

**44. Support Goals for Disabled Households**

**Program Description:** Support the development of additional housing opportunities for disabled households. Encourage the attainment of the housing goals as identified in the 1990 "Mental Health Housing Plan;" especially, the development of a Residential Care Facility, studio or single room occupancy apartments, dual diagnosis transitional housing, transitional residential treatment programs with 24 hour support.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Human Resources Agency, Mental Health Housing Advisory Committee, Board of Supervisors

**45. Inventory of Accessible Units for Physically Disabled Households**

**Program Description:** Develop an inventory of residential units that are accessible by physically disabled households. Include information on unit location, affordability, size of units and other pertinent data.

**Time Frame:** 1991-1996

**Responsible Party:** Planning Department, Seniors Commission, Long Term Care Commission, Mental Health Advisory Housing Committee, Board of Supervisors

**46. Transitional Housing Facilities and Emergency Housing Site Development**

**Program Description:** Support the development of transitional housing facilities in north or mid county. Identify sites suitable for emergency or transitional housing in the unincorporated areas.

**Time Frame:** 1991-1994; Site Identification

**Responsible Party:** Planning Department, Mental Health Housing Advisory Committee, County Housing Authority, Board of Supervisors, Human Resources Agency

**Financing:** Possible funding sources include those listed in Appendix #1 in the Housing Element.

**47. Revised Development Standards and Zoning Classifications for Special Need Households**

**Program Description:** Revise zoning and development standards to reflect the special housing needs of the homeless, disabled and those that rely on SRO (Single Room Occupancy) accommodations. For example, parking requirements should be reviewed and reduced as appropriate. Revise zoning definitions and residential unit definitions to reflect single person household requirements.

**Time Frame:** 1993-94; Review development standards and zoning definitions.

**Responsible Party:** Planning Department, Board of Supervisors

**48. Rehabilitation Assistance For Special Need Households**

**Program Description:** Provide rehabilitation funds at low or no interest rates to rehabilitation projects that provide housing for the homeless, farmworkers, psychiatrically disabled and physically disabled persons.

**Time Frame:** 1991-96

**Funding:** Community Development Block Grant Funds, Redevelopment housing funds, Hazard Mitigation Assistance Grant

**Responsible Party:** Planning Department, Non-Profit Agencies, Housing Authority

**49. Coordination of Funds for Special Need Households and/or Very Low and Low Income Households**

**Program Description:** The Planning Department shall coordinate with the Redevelopment Agency of the County to leverage the use of funds from both agencies, whenever feasible. Future Community Development Block Grant (CDBG) applications shall contain this joint use of funds program element to illustrate: (1) the County's coordinated housing program; (2) the amount of "local match" to be provided by the County, and (3) the County's resolve in financially assisting affordable housing programs.

**Time Frame:** 1991-96

**Funding:** Community Development Block Grant Funds, Redevelopment housing funds

**Responsible Party:** Planning Department, Redevelopment Agency, Board of Supervisors



**Table 8.3**  
**Quantified Objectives by Income Level, 1991-96**  
**County of Santa Cruz**

ACTIVITY	INCOME LEVEL	PROGRAMS TO ACHIEVE OBJECTIVES
<b>New Construction</b>	New units produced through development on vacant & underdeveloped land, residential units in conjunction with commercial development, bonus density development, and accessory dwelling units.	<b>Programs #</b> 1, 2, 3, 5, 5.1, 8, 9, 10.2, 11, 16, 17, 31
	Very Low Income:	
	3,430 Units	
	Lower Income	
	2,077 Units	
<b>Conservation</b>	Moderate Income	
	2,165 Units	
	Above Moderate Income	
	4,311 Units	
<b>Conservation</b>	Very Low Income	<b>Programs #</b> 10.1, 22, 30, 31.1, 36
	755 Existing Units (HUD Financed/Public Housing Units)	
	142 Existing Units (Farmworker Housing)	
	Very Low, Lower and Moderate Income:	
	369 Existing Units (Scattered Sites and Owner Builder Units)	
<b>Rehabilitation</b>	250 Illegal units conserved under Construction Legalization (Amnesty) Program	
	Very Low and Lower Income	<b>Programs #</b> 15.1, 25, 26, 28, 29, 48
	375-500 Units (Publicly Assisted)	
	Moderate and Above Moderate Income	
	2,000-4,000 Units (Privately Financed)	

# **APPENDIX**





**Appendix #1:**  
**Representative List of Housing Assistance Funds**



## Representative Listing of Potential Affordable Housing Funding Resources

### **Federal**

1. *CDBG* (Community Development Block Grant): County is currently using this fund to administer the housing rehabilitation program (HAND). Funds are from the federal government and administered by the State of California. Funding is very competitive and grants are awarded on an annual basis.

2. *HOME* (Home Investment Partnerships Act): This program will replace a variety of specialized federal housing programs (as of Spring, 1991, the program regulations were still being developed) such as the Rental Rehabilitation Program, Section 312 and Section 8 New Construction and Rehabilitation Programs. The HOME is intended to expand the supply of decent and affordable housing with primary attention to low income rental housing. Funds can be used for rehabilitation, new construction, acquisition, site improvements, rental subsidies, etc. Preference is given to rehabilitation. There is a "matching" requirement from 25-50% of project costs, depending on whether the activity is rehabilitation (25%) or new construction (50%).

3. *Mortgage Credit Certificates*: MCCs give the first time homebuyer a federal income tax credit each year that the buyer keeps the same mortgage loan and lives in the same house. The MCC tax credit equals 20% of the mortgage interest paid each year. The value of the MCC is taken into consideration by the mortgage lender and may be used to adjust the borrower's federal income tax withholding resulting in an effective reduction in monthly housing costs, and therefore, an increased ability of the applicant to afford a mortgage payment. The County continues to participate in this program and plans to continue to participate as long as the program continues to be authorized.

4. *Low Income Housing Tax Credits* This is a federal and state program that provides dollar for dollar tax credits for the rehabilitation and new construction of affordable housing units. This program has become increasingly popular in recent years and, consequently, there are a limited amount of credits available. The program depends on re-authorization from Congress.

5. *Federal National Mortgage Association* (Fannie Mae) has supported the production of affordable housing units through a variety of programs. In 1991, Fannie Mae initiated a "3-2 Option" program which reduces some of the underwriting requirements for new home buyers. Under this program, the homebuyer only has to be responsible for 3% of the down payment and the remaining 2% (5% total downpayment) can come from a family member or non profit agency. In addition, the new program increases debt to income ratios so more households can qualify for assistance. The maximum loan amount under the program is \$191,250, which is a limit set by Congress.

### **State:**

*Propositions 77 and 84* approved by the voters in 1988 allocated \$450 million for housing programs. Proposition 107, approved in 1990, is expected to provide an additional \$150 million. In addition to bond funding, the "*California Housing Trust Fund*," also is a financing

source. The Trust Fund receives tidelands oil revenues (payment to the state by oil companies for oil exploration/extraction). Monies from the Trust Fund and recent bond issues have been used to support the following types of programs:

1. *California Housing Rehabilitation Program (CHRP)* provides funding for housing rehabilitation to property owners of owner occupied as well as rental housing. The two programs are known as CHRP-O for owner occupied rehabilitation and CHRP-R for rental rehabilitation.

2. *Rental Housing Construction Program (RHCP)* provides funding for new construction of rental units for very low and lower income households. The RHCP is a direct loan program available to private developers, public entities, limited equity housing coops, corporations, etc. for the production of affordable rental housing.

3. *Predevelopment Loan Program (PLP)* funds are allocated for predevelopment costs such as land purchase or options, professional services, permit fees, site preparation expenses, etc. Santa Cruz County Housing Authority was allocated \$600,000 in 1990 from this program for the Arroyo Verde Project.

4. *Special User Housing Rehabilitation Program (SUHRP)* provides funding for rehabilitation of housing units designed for households with special needs such as disabled homeless households.

5. *Mobile Home Park Assistance Program* Provides funding assistance to mobile home park owners to purchase their parks.

6. *Farmworker Housing Grant Program (FWHG)* provides funding for construction or rehabilitation of housing for agricultural workers. The program provides up to 50% matching funds to local governmental agencies and non profit corporations.

7. *Emergency Shelter Program (ESP)* provides funding for temporary shelter and support services for homeless households. Non profit organizations and local governmental agencies are eligible to apply for funding from this program.

8. *Family Housing Demonstration Program (FHDP)* was designed as a response to the changing demographics of California families. This new program will provide funding to build or rehabilitate rental or cooperative housing that combines affordable units with affordable child care, job training and job placement. The program provides very attractive loan terms of 3% financing, with payment on interest and principal deferred if necessary to preserve the financial feasibility of the project.

9. *California Housing Finance Agency (CHFA)* was created to provide additional financial resources and assistance for the provision of housing opportunities. Examples of programs that CHFA has been involved in include home purchase assistance programs, self-help housing development, second unit development and single and multi-family unit development.



## **Public/Private Partnerships**

*"Affordable Housing Program"* Federal Home Loan Bank This program became operative in 1990 and is a major source of financing for affordable housing. The Federal Home Loan Bank uses dedicated bank earnings to subsidized below market financing of affordable housing developments. The amount of earnings dedicated by the Bank is pre-determined and is scheduled to increase in future years. San Francisco Federal Savings and Loan recently received funding assistance from this program to operate a mortgage assistance program for first-time buyers in Santa Cruz County.

### **Private:**

*California Community Reinvestment Corporation* is a consortium of 126 major California banks. The Corporation is a nonprofit mortgage corporation, which will provide long term permanent financing for affordable housing through the State.

*Greater Santa Cruz Community Foundation* has received a \$500,000 grant to develop a public-private initiative that will address housing issues. The grant will fund administration of a 5 year program designed to bring together public and private leaders in the community to identify housing problems and solutions.

**Appendix #2:**  
**Glossary of Terms**



## GLOSSARY

The following abbreviations are used in the Housing Element:

AMBAG	Association of Monterey Bay Area Governments
CALDAP	California Disaster Assistance Program
CDBG	Community Development Block Grant
CHFA	California Housing Finance Agency
FEMA	Federal Emergency Management Agency
HAC	Housing Advisory Commission of the County of Santa Cruz
HAND	Housing Assistance and Neighborhood Development Program, County of Santa Cruz
HCD	Department of Housing and Community Development, State of California
HUD	Department of Housing and Urban Development, United States
MCC	Mortgage Credit Certificates
USL	Urban Services Line

**Affordable Housing Unit:** As used in this Housing Element, an affordable unit is either:

- a) a housing unit which was pursuant to the Inclusionary Housing Program and under the income, asset and price guidelines as established in the "Affordable Housing Requirements," (Section 17.10) or
- b) a housing unit produced under a government assisted or bond financed program in which affordability guidelines are established for very low, lower or moderate income households and the unit's affordability is protected for an established amount of time.

**Association of Monterey Bay Area Governments:** A voluntary association of cities and Santa Cruz and Monterey counties in California's Central Coast region. It is formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues.

**California Housing Finance Agency:** A state agency established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds to generate funds for the development, rehabilitation, and conservation of low and moderate income housing.

**Community Development Block Grant:** A grant program provided by the U.S. Department of Housing and Urban Development and administered by the State of California, Department of Housing and Community Development. This grant allots funds to cities and counties for housing and community development activities.

**Coastal Zone:** An area within the jurisdiction of the California Coastal Act. The zone generally extends: up to 5 miles inland or to the ridge of Ben Lomond Mountain along Empire Grade north to the City of Santa Cruz; generally 1000 yards inland from Santa Cruz to Capitola; and along Highway 1 from Aptos south to the County line.

**Household Income Limits:** Median household income, adjusted for household size, is used to determine very low, lower, moderate and above moderate (upper income) household levels. The State of California, Department of Housing and Community Development, adjust these levels on a periodic basis and provides that information to local communities. See page 9 for 1990 income level determinations for the County.

**Housing Assistance and Neighborhood Development Program (HAND):** This program was established by the County of Santa Cruz to provide housing rehabilitation assistance and neighborhood development activities. In the past, the HAND program has provided financial and technical assistance to property owner interested in rehabilitating their housing units. The funding for HAND has primarily been through Community Development Block Grant (CDBG) awards. In 1990, the County transferred day-to-day administration of the HAND program to the Santa Cruz County Housing Authority but the program is still under the direct supervision of County Planning Department staff.

**Housing Unit:** The place of permanent or customary abode of a person. It includes a single family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative housing unit, or any other residential unit considered real property under State law.

**Mortgage Credit Certificates:** Authorized by Congress and the State of California, these credits are available to lower and moderate income households to assist in the qualifying and financing for the purchase of a housing unit. Mortgage Credit Certificates annually provide a 20% federal tax credit against the mortgage interest for the home purchased.

**Senior:** As used in this Housing Element, senior typically indicates a person 60 years of age or older. (Please note: specific housing programs or housing developments that are funded with governmental assistance may use another age threshold, e.g. 62 years or 65 years, to determine senior or elderly households.)

**Urban Services Line:** County unincorporated areas which are considered urban in nature and are so designated on County planning maps.



## **Appendix #3:   References**

## **REFERENCES**

### **Document Prepared with Assistance of:**

**Daniel Shaw**, Planning Director, County of Santa Cruz

**Cherry McCormick**, County of Santa Cruz Planning Department

**Mark Deming**, County of Santa Cruz Planning Department

**Cathy Graves**, County of Santa Cruz Planning Department

**Steve Matarazzo**, County of Santa Cruz Planning Department

**Jeff Loux**, County of Santa Cruz Planning Department

**Erik Schapiro**, County of Santa Cruz Redevelopment Agency

**Housing Advisory Commission**

### **People/Agencies Contacted:**

Paul Brindel, Community Action Board

Jennifer Davis, Seniors Council

Sue Hastings Hogue, Santa Cruz County Housing Authority

Margaret Keith, Director, Community Resources for the Disabled

Jo Kenny, Santa Cruz AIDS Project

Dolores Manning, County Mental Health Agency

Gary McNeil, Legal Aid

Brenda Moss, Senior Network

Bill Raffo, Santa Cruz County Housing Authority

Mary Thuerwachter, Legal Aid Society



## **Reports:**

A Perspective on Housing in California, Legislative Analyst Office, State of California, January, 1990

Assessment of Shelter and Housing Needs of the Homeless Population of Santa Cruz County, Summer 1990 by Short Term Housing Coalition of Santa Cruz County

A Study of Congregate Living Needs in Santa Cruz County by Anthony "Bud" Carney, April, 1990

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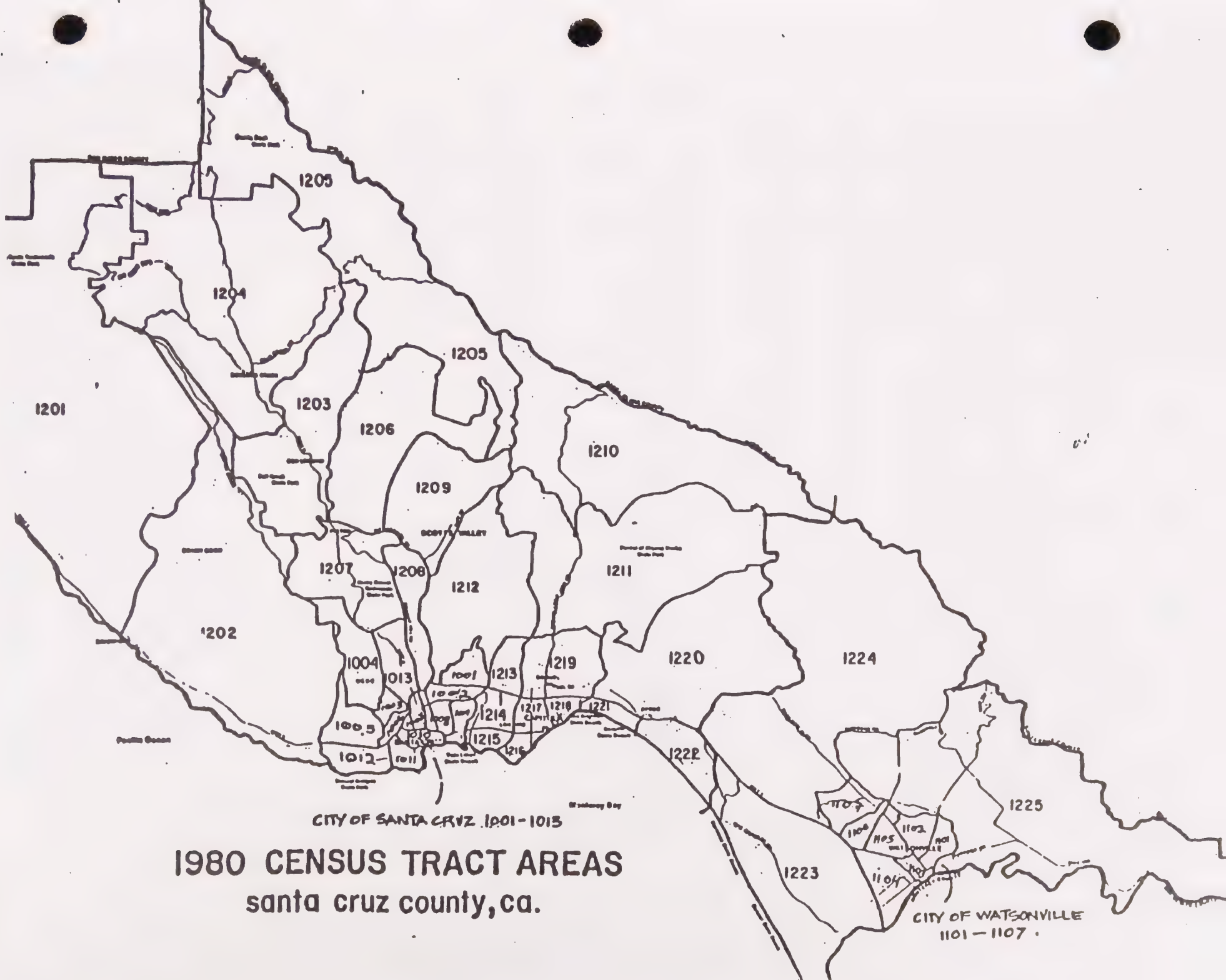
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"The State of the Nation's Housing," Joint Center for Housing Studies at Harvard University, 1990

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"Second Briefing Paper on Homeless Services and Service Gaps in Santa Cruz County: Analysis of Potential Strategies to Develop Needed Services," Human Resources Agency, County of Santa Cruz, February 1991





**Appendix #5:**  
**List of Redevelopment Agency Projects**

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY  
PROJECTED CAPITAL PROJECT APPROPRIATIONS  
1988 & 1990 TAX ALLOCATION BOND ISSUES

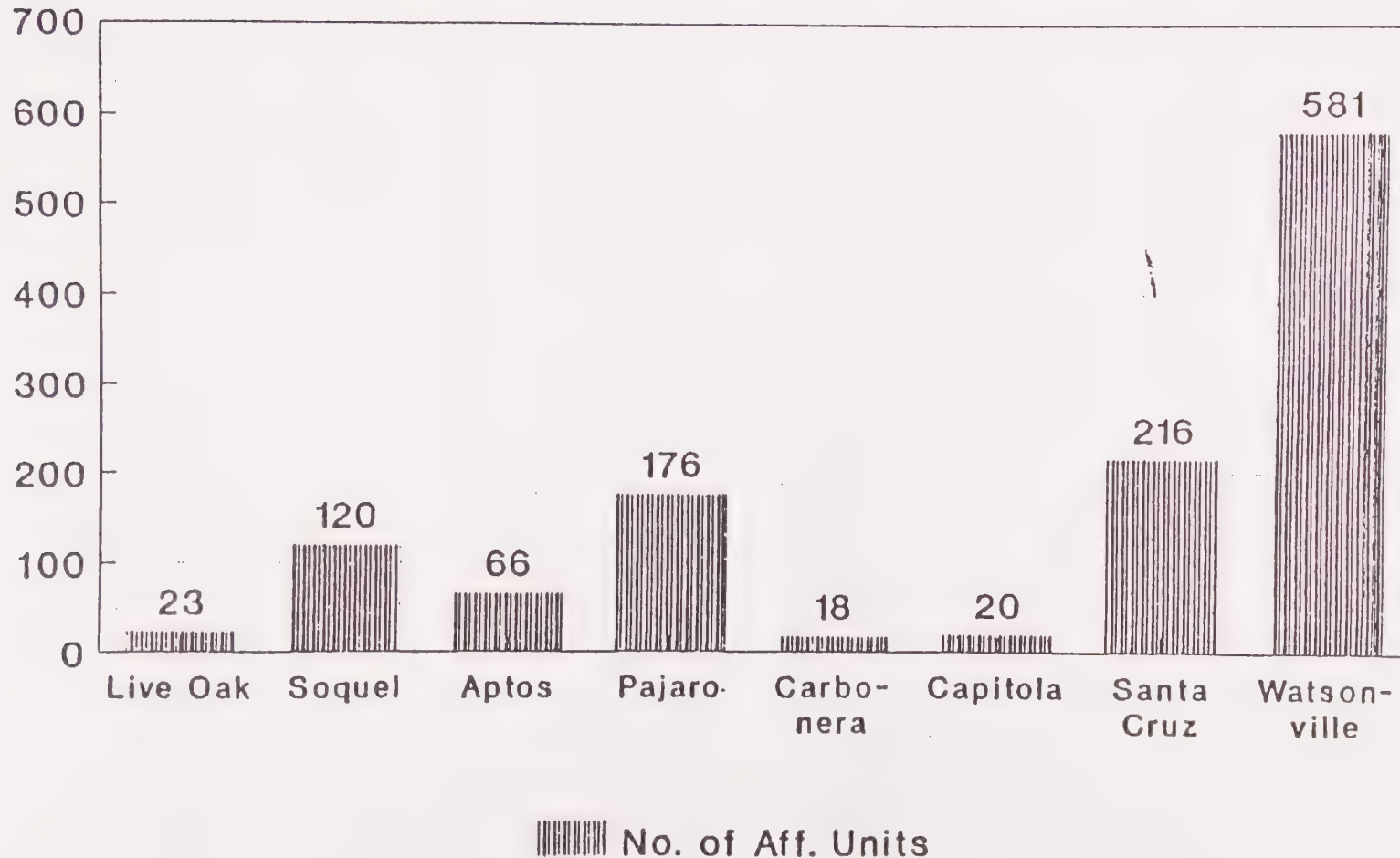
BU#	DESCRIPTION	ORIGINAL TOTAL PROJECT COST	NET CHANGES	AMENDED TOTAL PROJECT COST	ADDED PER 1990 BOND	PROPOSED AMENDED TOTAL PROJECT COST	ACTUAL 1988-89	ACTUAL 1989-90	E/A 1990-91	APPROP 1991-92	1992-93	1993-94
86901	17th Ave. - Portola to Railroad	1,481,500	(267,610)	1,213,890	500,000	1,713,890	51,440	372,590	209,233	947,000	133,627	
86904	Hwy 1 / Bay Ave Interchange	365,000	(364,310)	690		690	690					
86905	Soq Crk Br & Soq Wharf Rd./Porter	342,000	364,310	706,310		706,310	246		233,100	472,964		
86907	Soquel Parking - Land Acquisition		575,000	575,000		575,000		227,871	80,803	266,326		
86908	Chanticleer Ave-Brommer to Soquel	221,000	1,879,000	2,100,000		2,100,000	10,778	26,178	91,021	1,924,000	48,023	
86910	Rodriguez St-Cap Ext to Chanticleer	540,000	(463,310)	76,690	700,000	776,690	1,690			68,000	338,000	369,000
86914	Soq Dr-Walnut St to Porter Gulch	540,000	265,000	805,000		805,000	7,899	6,351	32,639	758,111		
86922	Thurber Lane - Soquel to Helen	200,000	16,372	216,372		216,372	1,372	28,646	186,354			
86925	17th Ave. to 16th Ave.	15,500	98,596	114,096		114,096	96			114,000		
86927	14th Ave. to East Cliff Dr.	50,000	92,000	142,000		142,000	8,291	7,653	12,025	114,031		
86929	34th, 35th, 36th	435,000	555,700	990,700		990,700	7,959	82,009	880,655	20,077		
86932	Eddy Lane / Lido Way Drainage	30,000	13,289	43,289		43,289	289			6,000	37,000	
86933	Thurber Lane Channel	1,054,000	(554,000)	500,000		500,000	5,682	38,315	456,003			
86934	Soq Crk Fld Control Proj-Land Acq	400,000		400,000	1,000,000	1,400,000						1,400,000
86935	Eddy Lane Park Land Acq & Dev	600,000	(596,527)	3,473	1,980,000	1,983,473	249	3,224		1,500,000	480,000	
86936	Willowbrook Park - Acq & Dev	130,000	757	130,757	580,000	710,757	654	130,103	7,000	573,000		
86937	17th Ave Park - Design and Const	2,100,000	(30,884)	2,069,116	1,000,000	3,069,116	6,981	32,473	36,029	350,000	2,643,633	
86938	O'Neill Ranch - Acq & Dev	1,000,000	290,000	1,290,000	1,900,000	3,190,000	1,033,097	30,826	158,824	1,580,248	126,750	260,255
86939	Master Plan Studies	210,000		210,000		210,000	22,738	124,689	7,954	54,619		
86940	Plan Line Study for Road Projects	40,000	106,967	146,967		146,967		7,447	100,358	39,162		
86941	Soquel Village Design Project	65,000	(3,500)	61,500		61,500	45,000	12,500	4,000			
86942	Concept Design for Arterials & Sts	50,000	10,000	60,000		60,000				60,000		
86943	Street Tree Program	40,000	20,000	60,000	7,244	67,244	59		7,185	60,000		
86944	Associated Traffic Studies	30,000	72,027	102,027	20,000	122,027	16,916	10,084	35,027	60,000		
86945	East Cliff Drive - 13th to 17th		20,000	20,000	500,000	520,000			698	519,302		
86946	Live Oak Library	2,100,000	2,100	2,102,100	1,000,000	3,102,100		102,100	80,000	2,030,000	200,000	690,000
86947	*Initial Studies and Admin	695,000	(78,115)	616,885		616,885	574,488	42,397				
86948	Live Oak Community Plan		250,000	250,000	10,000	260,000			51,500	208,500		
86949	Felt Street Improvements		765,000	765,000		765,000		298,428	446,572	20,000		
86952	Pedestrian Bridge/Walnut/Main		224,000	224,000	87,404	311,404		277	41,127	270,000		
86953	Soquel Dr. - Soquel Village		203,361	203,361	500,000	703,361		3,361	398	699,602		
86954	Porter Street Improvements		198,000	198,000	700,000	898,000				8,000	244,000	646,000
86955	Soquel Village Business Dev		52,000	52,000		52,000			21,750	30,250		
86956	Economic Development - General											
86958	Parks Dept Staff Svcs to RDA		187,185	187,185		187,185			80,500	106,685		
86959	7th Ave-Eaton South-Sidewalk Const				700,000	700,000				70,000	630,000	
86960	7th Ave Park Acq & Dev				1,480,000	1,480,000			1,000,000	480,000		
86961	Auto Plaza				3,500,000	3,500,000			2,000	3,498,000		
86962	Capitola Ave - Design				20,000	20,000				20,000		
86963	Cunison Lane Park Acq				2,200,000	2,200,000			200,000	2,000,000		
86964	Economic Development				1,100,000	1,100,000			302,627	445,000	352,373	
86965	Park Ave Improvements				600,000	600,000				600,000		
86966	Prather Lane Drainage				182,045	182,045			167,045	15,000		
86967	Soquel Ave - 17th West				700,000	700,000				56,000	414,000	230,000
86968	Special Studies				300,000	300,000				150,000	150,000	
86969	Granite Rock-Land Acquisition								2,226,000	(2,226,000)		
86970	Live Oak Business Development				30,000	30,000				30,000		
		12,734,000	3,902,408	16,636,408	21,296,693	37,933,101	1,796,614	1,587,522	7,158,427	17,997,877	5,797,406	3,595,255

\*Administrative and total costs are reduced by amounts covered by tax increments.



**Appendix #6:**  
**Pending Affordable Housing Projects (1991)**

## Pending Affordable Housing Projects by Plan Area and in Incorporated Cities



Info. derived from Housing Authority, April 1991

Appendix #6: Pending Affordable Housing Projects

*Compiled by Redevelopment Agency*

**Total for Unincorporated County: 403 Units**

**Total for Incorporated and Unincorporated County: 1,220 Units**



**Appendix #7:**  
**AMBAG Correspondence Regarding Regional  
Housing Needs Plan**



PLANNING DEPARTMENT

COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

September 12, 1990

Steve Williams, Senior Regional Planner  
Association of Monterey Bay Area Governments  
P.O. Box 190  
Monterey, CA 93942

SUBJECT: REVISION TO THE REGIONAL HOUSING NEEDS PLAN

Dear Steve,

Santa Cruz County has prepared a revision of the Regional Housing Needs Plan adopted by AMBAG to reduce the allocation of housing to the unincorporated portion of Santa Cruz County. This action was prompted by the fact that the adopted allocation requires an unrealistic increase in the housing production rate in the County, and the fact that the AMBAG allocation is not consistent with the Regional Air Quality Management Plan adopted by the Monterey Bay Unified Air Pollution Control District. The County's revision is based on the reductions requested by AMBAG in the State allocations to the region, based on the issues of out-of-area commuters and the housing replacement rate.

Santa Cruz County requests that AMBAG amend the Regional Housing Needs Plan to incorporate these revised allocations. Please find attached, a resolution of the Santa Cruz County Board of Supervisors formally requesting such amendment of the Regional Housing Needs Plan. Also attached, are the letter of the County Planning Department to our Board of Supervisors explaining the basis of the request, and the calculations on which the revisions are based.

If you have any questions regarding this material, please contact John Warren of our staff, at (408)-425-2771.

Sincerely,

Dianne Guzman,  
Assistant County Administrative Officer/Planning Director

Attach: 1. Resolution #533-90 of the Santa Cruz County Board of Supervisors  
2. Letter of the Santa Cruz County Planning Department of 9-4-90  
3. Calculations for Revised Housing Allocations

CC: Monterey Bay Unified Air Pollution Control District

FSLTR3; DG; JW



BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 533-90

On the motion of Supervisor Patton  
duly seconded by Supervisor Keeley  
the following Resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION REQUESTING AMBAG APPROVAL OF  
AMENDMENTS TO THE REGIONAL HOUSING NEEDS PLAN

---

WHEREAS, AMBAG adopted the Regional Housing Needs Plan on June 13, 1990, which allocated housing growth to the local jurisdictions for the period of January 1989 through June 1996; and

WHEREAS, implementation of the Plan's allocation of housing to the unincorporated portion of Santa Cruz County would cause the County to grow at a rate in excess of the recent historic growth rates; and

WHEREAS, the allocations of the Plan would cause the County to exceed the growth allowed under the Regional Air Quality Management Plan; and

WHEREAS, AMBAG has requested the State Department of Housing and Community Development to reduce the allocation of housing to the region based on considerations of population employed out of the region and appropriate housing replacement rates; and

WHEREAS, the State has denied the AMBAG requests to reduce the regional allocation of housing.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Santa Cruz County Board of Supervisors hereby requests that AMBAG approve an amendment to the Regional Housing Needs Plan to reduce the allocation of housing to the unincorporated portion of Santa Cruz County as shown in the attached Exhibit A, based on the previous AMBAG requests to the State Department of Housing and Community Development to reduce the housing allocation for population employed out of the region and to reduce the housing replacement rate.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 11th day of September, 1990, by the following vote:

AYES: SUPERVISORS Beautz, Patton, Mehl, Keeley, Levy  
NOES: SUPERVISORS None  
ABSENT: SUPERVISORS None  
ABSTAIN: SUPERVISORS None

R. Mayle  
Chairperson of the Board of Supervisors

ATTEST: Susan Brano  
Clerk of the Board

APPROVED AS TO FORM:

Dee S.  
County Counsel

DISTRIBUTION: County Counsel  
Planning Department

STATE OF CALIFORNIA	1
COUNTY OF SANTA CRUZ	) ss
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by the Board of Supervisors of the said board. My hand and seal this 12th day of September 1990.	
Board on	19
SUSAN A. MAURIELLO, County Administrative Officer	
<u>H. K. ...</u>	



Resolution Exhibit A

REVISED HOUSING ALLOCATIONS FOR UNINCORPORATED SANTA CRUZ COUNTY  
1/1/89 to 7/1/96

TOTAL CONSTRUCTION NEEDS

Household Increase 1/89- 7/96	Sales Vacancy Units	Rental Vacancy Units	Other Vacancy Units	Replacement Housing Units	Total New Units Required
6,286	75	141	377	423	7,302

CONSTRUCTION GOALS BY INCOME GROUPS

Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
7,302	2,090	1,266	1,319	2,627

COMPARISON OF HOUSING ALLOCATIONS  
Santa Cruz County  
1/1/89 to 7/1/96

	County-wide	Unincorporated
AMBAG Housing Allocation		
Dwelling Units	17,679	11,985
Growth Rate	2.39%	2.76%
Housing Growth Rate 1985 through 1989	1.33%	1.14%
Air Qual. Mgt. Plan Population Growth Rate 1/1/89 to 7/1/96	1.94%	2.16%
Proposed Revised Housing Allocation		
Dwelling Units	(11,549)*	7,302
Growth Rate	( 1.60%)*	1.74%

\* Although not proposed, these allocations represent the resulting changes to County-wide allocations if the same adjustments are incorporated on a County-wide basis.





## COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

PLANNING DEPARTMENT

GOVERNMENTAL CENTER

Board of Supervisors Agenda 9-11-90BOARD OF SUPERVISORS  
APPROVED

County of Santa Cruz

 Date Sept 11 1990  
 By [Signature]  
 Deputy Clerk of the Board

September 4, 1990

 Board of Supervisors  
 Santa Cruz County  
 701 Ocean Street  
 Santa Cruz, CA 95060

 SUBJECT: Revisions to the Santa Cruz County Housing Allocations in the  
 AMBAG Regional Housing Needs Plan

Members of the Board,

On June 13, 1990, the Association of Monterey Bay Area Governments (AMBAG) adopted the Regional Housing Needs Plan which establishes the allocation of housing units to be constructed in each local jurisdiction during the seven and one half year period from 1989 through mid-1996. The plan's allocations for Santa Cruz County would require a growth rate which is more than twice that experienced by the County for the five years prior to 1989, and which would cause the County to exceed the growth forecasts on which the Regional Air Quality Management Plan is based. The County can request AMBAG to revise the adopted housing plan, and this action is recommended so that the County can maintain an option to utilize lower growth projections in the preparation of the County Housing Element, General Plan Update and growth management program.

## REGIONAL HOUSING NEEDS PLAN

The allocations of the AMBAG Regional Housing Needs Plan for the whole County and the unincorporated area are summarized in Attachment 3. For the unincorporated area, the AMBAG plan calls for the construction of a total of 11,985 housing units over seven and one half years, which represents an annual average growth rate of 2.76%. This well exceeds the 1.14% average housing growth in the unincorporated area from 1984 through 1989, and the 2.16% average population growth accommodated by the Regional Air Quality Management Plan for the 1989-96 period.

The County is in the process of preparing the review and up date to the County Housing Element as required by July of 1991. The AMBAG allocations are important to the County because the Housing Element must be based upon the Regional Housing Needs Plan in order to be certified by the California Department of Housing and Community Development. This means that the County General Plan and the associated implementation programs including

 FILED Sept 11 1990  
 SUSAN A. MAUFFELLO, COUNTY  
 ADMINISTRATIVE OFFICER AND EX-OFFICIO  
 CLERK OF THE BOARD OF SUPERVISORS OF  
 THE COUNTY OF SANTA CRUZ, CALIFORNIA
BY [Signature]

the growth management program must also be consistent with these housing allocations.

State legislation (see Attachment 4) allows the local jurisdictions to request changes to the housing allocation plan after adoption by AMBAG. The County has until September 13, 1990, to file such a request with AMBAG. If the County requests such a change in the allocation, the revised numbers can be used by the County in the preparation of the Housing Element, even if the revision is not approved by AMBAG. Ultimately, however, whether AMBAG adopts the amendment or not, the final allocations and the County's Housing Element based on those allocations will need to be approved by the State Department of Housing and Community Development.

## HOUSING ALLOCATION

During the preparation of the regional plan, AMBAG requested the State to reduce the regional housing allocation based on two issues: housing growth related to employment out of the area, and the housing needed to compensate for loss of housing stock. By reducing the County's allocation based on AMBAG's evaluation of these impacts and requests to the State, the housing growth rate needed in the County could be reduced to a more realistic level and one which would be consistent with the Regional Air Quality Management Plan.

Employment Out of the Region: A significant portion of the Santa Cruz County work force is employed in the San Francisco Bay Area. The 1980 Census indicated that 18.6% of the County work force commuted to or through Santa Clara County via Highways 17, 9 and 152; and there is reason to believe that this proportion has increased in the last decade. The State allocation of housing to the Monterey Bay region is based in part on this regional commute population. By allocating housing shares to our region based on population employed in another region, the State is compounding an undesirable situation which creates pressure on local housing supply and prices, and increases regional traffic congestion and air pollution.

An AMBAG request to the State in January of 1990 to reduce the regional allocation based on the commute population was denied. AMBAG calculated that the regional allocation to Santa Cruz County should be reduced by 5,085 dwelling units based on this consideration. Based on the commute patterns documented in the 1980 Census, this would result in a reduction of 3,793 units in the unincorporated area. It would be appropriate to once again request a reduction in the County's allocation of housing by this amount consistent with the previous AMBAG requests.

Replacement Housing: The State housing allocation to the region includes an allocation for replacement housing based on a 0.2% per year loss of housing stock due to demolitions, conversions and relocations. AMBAG has documented a demolition rate of housing of under 0.1% for both the unincorporated portion of Santa Cruz County and County-wide. An AMBAG request to the State in October of 1989 to recognize a lower replacement rate based on the actual demolition rates and a trend towards greater conservation of housing units, was denied. Based on an average demolition



rate of .076% experienced in the unincorporated area, it would be appropriate to request a 0.1% replacement rate to be utilized in the housing allocations. This replacement rate is in addition to the replacement of earthquake damaged housing.

Based on the above changes proposed in the allocation of housing for the unincorporated area, staff has developed a revised housing allocation as shown in Attachment 2. This revised allocation would require an average growth rate of 1.74% in the unincorporated area, which is closer to the recent housing development rate and would be consistent with the Regional Air Quality Management Plan. Attachment 2 provides a detailed allocation of the housing by income groups, based on the proportional distribution utilized by AMBAG.

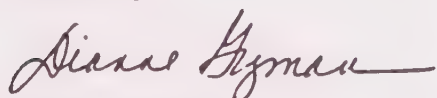
#### CONCLUSION

A reduced allocation of housing for the unincorporated area of Santa Cruz County can be justified based on considerations of regional commute population and rates of housing stock loss. By adjusting the County's housing allocation for these factors, a potential growth rate for the County can be projected which is closer to the recent historic rate and which is compatible with the Regional Air Quality Management Plan. A request to AMBAG to amend the Regional Housing Needs Plan will preserve the County's option to utilize such reduced growth rates in preparation of the Housing Element, the General Plan and the growth management program, even if the changes are not approved by AMBAG.

#### RECOMMENDATION

It is therefore RECOMMENDED that your Board adopt the attached resolution (Attachment 1) requesting AMBAG approval of the revisions to the Regional Housing Needs Plan as provided in Attachment 2.

Sincerely,



Dianne Guzman,  
Assistant County Administrative Officer/Planning Director

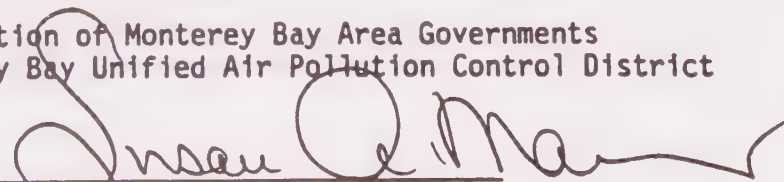
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#### Attachments:

1. Resolution Requesting AMBAG Approval of Amendments to the Regional Housing Needs Plan
2. Revised Housing Allocations for Unincorporated Santa Cruz County
3. Comparison of Housing Allocations
4. Government Code Section 65584

cc: Association of Monterey Bay Area Governments  
Monterey Bay Unified Air Pollution Control District

RECOMMENDED



Susan A. Mauriello,  
County Administrative Officer



ATTACHMENT 3

REVISED HOUSING ALLOCATION CALCULATIONS  
SANTA CRUZ COUNTY UNINCORPORATED AREA

TOTAL HOUSING ALLOCATION

1989 Housing Units - unincorporated area	52,917	
1/89 - 6/96 AMBAG Household Allocation		10,079
New County Households Formed by Out-of-Area Commuters	5,085	
Percent of Commute Households in Unincorporated Area	74.6%	
Commute Households in Unincorporated Area	3,793	
Revised Household Allocation		<u>6,286</u>
Units for Sales Vacancy of 2% (60% sales units)	75	
Units for Rental Vacancy of 5.6% (40% rental units)	141	
Other Vacancy of 6% of Total Units	377	
Total Housing Growth		<u>6,879</u>
Replacement Housing Units at 0.1% per Year ((52,917 + 6,879/2) x .001 x 7.5)	423	
7 1/2 Year Housing Production Goal		<u>7,302</u>

HOUSING ALLOCATION BY INCOME

Income Level	% Based on Adopted Plan	Housing Units
Very Low	28.6%	2,090
Low	17.3	1,266
Moderate	18.1	1,319
Above Moderate	36.0	2,627
Total	100.0%	<u>7,302</u>

1980 Population, with commute percent/number to Bay Area

City/ Area	Census Tract	1980 Pop.	Commute Percent	Commute Pop.
CAPITOLA	1216	290	14.06	41
	1217	3,710	10.45	388
	1218	5,072	12.08	613
	1219	6	9.04	1
	1221	17	7.14	1
city total:		9,095	11.47	1,043
SANTA CRUZ	1001	1,942	11.44	222
	1002	4,887	9.89	483
	1003	1,995	12.21	244
	1005	3,555	21.54	766
	1006	2,782	23.53	655
	1007	1,352	0.00	0
	1008	4,988	9.20	459
	1009	3,496	9.10	318
	1010	5,075	10.26	521
	1011	4,794	13.52	648
	1012	2,721	5.53	150
	1013	160	13.76	22
	1208	92	17.30	16
	1212	600	26.03	156
	1213	3	12.58	0
	1215	46	6.64	3
city total:		38,488	12.12	4,663
UCSC	1004	2,995	7.85	235
city w/UC:		41,483	11.81	4,898
SCOTTS VALLEY	1207	0	30.23	0
	1208	1,709	17.30	296
	1209	3,520	27.28	960
	1212	1,662	26.03	433
city total:		6,891	24.50	1,689
WATSONVILLE	1101	3,682	1.79	66
	1102	4,285	0.00	0
	1103	4,431	0.87	39
	1104	2,735	0.00	0
	1105	5,320	0.70	37
	1106	3,027	3.73	113
	1107	57	1.09	1
	1223	6	9.37	1
city total:		23,543	1.09	256
UNINCORPORATED AREAS OF THE COUNTY:				
Watsonville (Sphere)	1101	124	1.79	2
	1102	163	0.00	0
	1104	23	0.00	0
	1105	1,725	0.70	12
	1106	2,167	3.73	81
	1107	2,524	1.09	28
	1223	0	9.37	0

Watsonville (remainder)	1225	1,234	3.64	45
	1101	0	1.79	0
	1102	0	0.00	0
other unincorporated	1225	2,031	3.64	74
	1001	78	11.44	9
	1004	68	7.85	5
	1005	69	21.54	15
	1012	151	5.53	8
	1013	543	13.76	75
	1201	650	24.74	161
	1202	2,296	32.15	738
	1203	4,825	32.48	1,567
	1204	7,696	47.23	3,635
	1205	2,162	89.39	1,933
	1206	4,357	35.67	1,554
	1207	4,595	30.23	1,389
	1208	2,961	17.30	512
	1209	1,333	27.28	364
	1210	3,135	92.35	2,895
	1211	1,680	45.77	769
	1212	2,467	26.03	642
	1213	2,889	12.58	363
	1214	6,630	8.01	531
	1215	4,502	6.64	299
	1216	4,947	14.06	696
	1217	2,057	10.45	215
	1218	6,212	12.08	750
	1220	6,707	16.50	1,107
uninc. total:	1221	2,498	7.14	178
	1222	7,067	22.99	1,625
	1223	3,606	9.37	338
	1224	6,149	6.08	374
	1225	4,808	3.64	175
COUNTYWIDE:		188,141	16.50	31,049

% Unincorporated areas:  
of total population 56.94  
of commuters 74.60

baycomut  
JW/kg



ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

MAIL ADDRESS P O BOX 190, MONTEREY CALIFORNIA 93942 • TELEPHONE (408) 373-6116  
OFFICE LOCATION: 977 PACIFIC STREET**MEMORANDUM**

**TO:** Board of Directors  
**FROM:** Staff  
**DATE:** November 14, 1990  
**SUBJECT:** Action on Self-Revisions of Adopted Regional Housing Needs Plan

On June 13, 1990 the Board of Directors adopted the Regional Housing Needs Plan. Following adoption by the Board of Directors the jurisdictions of the region have a 90 day period in which they may self-revise the housing allocations assigned them. According to state law, the self-revision must be in writing and must include all documentation supporting the self-revision. Within 60 days following the end of the 90 day self-revision period the AMBAG Board must act to either accept or not accept each of the self-revisions. If the Board chooses to accept a self-revision, the Regional Housing Needs Plan is amended to reflect that need and the jurisdiction then uses that revised housing allocation in the preparation of it's housing element. If the Board does not accept a self-revision, it is not incorporated into the Regional Housing Needs Plan. However, the jurisdiction must still use the self-revised housing allocation in it's housing element. Based on the supporting documentation, the California Department of Housing and Community Development decides if the self-revised housing allocation represents the jurisdictions share of the statewide housing need. If HCD accepts the self-revision, the revised allocation is used by the jurisdiction for housing needs planning. If HCD does not accept the self-revision, the jurisdiction must use the original allocation adopted by the AMBAG Board of Directors.

**AMBAG Review of Local Self-Revisions**

As described above, the AMBAG Board has two options with regard to each of the seven self-revisions: either accept or not accept the self-revision. Two tests are laid out in state law which are used to determine if the self-revision is acceptable. First, the self-revision must be consistent with the region's share of the statewide housing need. In affect, the regional housing need as determined by the state serves as a minimum, below which the Regional Housing Needs Plan will not go. If the self-revision is consistent with the regional housing need



it must also be judged to be based on accepted planning methodology. Seven factors are laid out in state law which constitute accepted planning methodology. These are: market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farm workers. If the AMBAG Board finds that both these conditions are met then the board can accept the self-revision.

#### **Department of Housing and Community Development Review of Adopted Regional Housing Needs Plan**

Following adoption of the Regional Housing Needs Plan the Department of Housing and Community Development reviews the plan for consistency with state law. The main focus of this review is to assure that the regional housing need in the plan is consistent with the department's determination of the region's share of the statewide housing need. If the regional housing need in the plan is not consistent with the statewide housing need the department is empowered by state law to revise the regional housing need in the plan to achieve consistency with the statewide need. Both the law and state guidelines are rather vague on the likely result of regional housing needs plan which plans for less than the region's share of the statewide housing need. State guidelines seem to suggest that the department would return the plan to the COG with a letter requesting that the COG revise the regional need to bring it into conformance with the statewide need and carry out a new 90 day local revision period. Conversations with staff from other COG's statewide indicate that none have every submitted a regional housing need determination less than the state's determination.

#### **Analysis of Local Revisions**

Seven jurisdictions submitted local revisions during the 90 day time period allowed under state law. The attached table provides an analysis of the affect of each local self-revision on the regional housing need. Overall, the affect of the self-revisions would be to decrease the housing units to be planned for by the region by 8,148. This decrease would leave the region at approximately 79 percent of the region's share of the statewide housing need. The following describes each of the local revisions and summerizes the justification provided for the self-revision.

#### **Carmel-by-the-Sea**

The self-revision for the City of Carmel-by-the-Sea would make two changes to the city's allocation. The original allocation assigned responsibility for area within the city's sphere of influence to the city. This would be changed with the

self-revision and the city would only have responsibility for the area in the city limits. This would move the allocation of 183 units to Monterey County which result in a decrease in the city's housing allocation to 278 units. In addition, the self-revision would decrease the city's share of the region's housing need to 248 units, which corresponds to the number of new which could be built under existing zoning. The decrease due to the shift from Carmel to Monterey County would not impact the regional housing allocation. However, staff believes that due to it's impact on the county it should receive the concurrence of Monterey County. The decrease from 278 units to 248 would impact the regional housing need and so would be inconsistent with state law.

#### Gonzales

The self-revision by the City of Gonzales is an increase of 19 units in the moderate income category and 81 units in the above moderate income category. This increase was justified by the city because of market demand. Since this is an increase it will not put the region out of consistency with the statewide housing need. In addition, market demand for housing is one of the seven justifications described in state law. On that basis staff believes this revision to be acceptable. However, if the board should choose not to accept this revision, Gonzales can plan for the additional units. State law specifies that a jurisdiction can plan for more than it's share of the regional need.

#### Marina

The self-revision for the City of Marina results in a decrease of 239 very low income units, 168 low income, 157 moderate income and 429 above moderate income units. These units were originally planned to be built in the Armstrong ranch in the Marina sphere of influence. Plans for this project called for the project to be underway in the early 1990's with a significant number of units completed by the end of the planning period, July 1, 1996. However, lack of available services, in this case water, has slowed the project to the point were it is not expected to begin prior to 1995. The decrease of 993 units in the city's self-revision would put the regional housing need well below the statewide need and so is inconsistent with state law.

#### Santa Cruz

The self-revision for the City of Santa Cruz would reduce the city's allocation by 455 units, all in the above moderate income category. The city justify's this self-revision on the basis of a land use inventory which does not show enough suitable sites to construct all the city's allocation in the above moderate income category. However, this decrease of 455 units would put the region's housing goals well below the region's share of the statewide housing need and so is



inconsistent with state law.

### **Scotts Valley**

The self-revision for the City of Scotts Valley would reduce the city's allocation by 468 units, to a total goal of 1,039 new units. This self-revision is based on a lack of suitable sites for new housing in the city and a lack of available sewer, water and storm drain facilities. This decrease of 468 units would put the region's housing goals well below the region's share of the statewide housing need and so is inconsistent with state law.

### **Monterey County**

The self-revision for the County of Monterey Unincorporated area would decrease the jurisdictions allocation by 1,621 units. The change would actually be much more significant though because the self-revision would result in a decrease of 954 in the very low income group, 746 in the low income group and 531 in the moderate income group. These decreases would be partially offset by an increase of 610 in the above moderate income group. State law is very specific that the region must plan for the housing needs of all income groups. As a result, the region must be consistent with the statewide housing need by income group. This self-revision would put the region out of consistency with the statewide housing need and so is not acceptable.

### **Santa Cruz County**

Santa Cruz County's self-revision for the unincorporated area would decrease the number of units planned for by 4,681. The county's correspondence states two justifications for this decrease. First, commuting patterns for Santa Cruz County show that a very large number of households have at least one worker commuting to the San Francisco Bay Area. Santa Cruz County argues that these households are realistically part of the Bay areas regional housing need which has chosen to live in Santa Cruz County due to inadequate housing supply. The county also argues that the replacement rate of 0.2 percent per year required by the state is unreasonably high and suggests that the actual replacement rate experienced by Santa Cruz County is actually lower. Acceptance of this self-revision would put the region out of consistency with the statewide housing need and so is not acceptable.

### **Possible Board Actions**

Overall, staff believes that the self-revisions proposed are adequately justified by the seven criteria listed in state law. However, with the exception of Gonzales, each self-revision would decrease the regional housing need to the point at



which it would no longer be consistent with the statewide housing need. Given this situation staff has identified three possible courses of action open to the Board of Directors.

1. The Board of Directors could accept all seven self-revisions. This would create a small excess of units due to the increase for Gonzales and the increase allowed the City of Soledad when action was taken in June. This increase could be used to off-set some of the decrease resulting from the self-revisions of the other six jurisdictions. The remaining units (approximately 8,000) would then be reallocated to other jurisdictions in the region to keep the region overall in compliance with the statewide housing need.

2. The Board of Directors could accept all seven self-revisions and submit a plan to the state which is 8,331 units below the region's assigned share of the statewide housing need. Since this has not been done before by any COG there is no guessing how the Department of Housing and Community Development will react. It seems most likely that they will return the plan to AMBAG and ask that it be brought back into consistency with the statewide housing need. Since AMBAG had previously accepted the self-revisions of the seven jurisdictions it would then have to reallocate the remaining 8,000 units to the other jurisdictions of the region as under option number 1. This approach would have the additional disadvantage of creating a six month delay in the housing element preparation cycles of all jurisdictions in the region.

3. The Board of Directors could accept all seven self-revisions contingent on state acceptance of the revised plan. In this case the jurisdictions would agree that if the state did not accept the revised plan AMBAG would then return to the June 13 plan which has been previously approved by the state. This approach would have the advantage of allowing the state an opportunity to accept the revised plan, while minimizing the impact of possible rejection of that plan on the other jurisdictions.

4. The Board of Directors could choose to remain consistent with state law. To remain consistent, the Board would only accept the Gonzales self-revision. The self-revisions of Carmel, Marina, Santa Cruz, Scotts Valley, Monterey County and Santa Cruz County would not be accepted because they would put the regions housing goals significantly below the share of the statewide housing need assigned the region. Staff believes that this option is the only one which is fully consistent with all the provisions of state law.

5. Staff recommends that the Board direct staff to work with Carmel and Monterey County on the return of responsibility for the housing need in the sphere of influence to the county. If agreement is reached between the city and the county the change should be incorporated into the final Regional Housing Needs Plan prior to submittal to the state.

**Staff Recommendation:**

Staff recommends the Board of Directors accept the self-revision by Gonzales and not accept the self-revisions by Carmel, Marina, Santa Cruz, Scotts Valley, Monterey County and Santa Cruz County for the reasons described above. Staff also recommends that the Board direct staff to investigate return of Carmel's sphere of influence to Monterey County responsibility as described under #5 above.

**MINUTES OF THE  
PROCEEDINGS OF THE BOARD OF DIRECTORS  
OF THE  
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS**

The Board of Directors of the Association of Monterey Bay Area Governments meeting, President John Laird presiding, convened at 7:00 pm on November 14, 1990 at the City of Salinas, Salinas City Hall.

**ROLL CALL**

Carmel	Wright
Del Rey Oaks	Russell
Gonzales	Wolgamott
Greenfield	Morris
Marina	Takali
Monterey	Vreeland
Pacific Grove	Nunn
Salinas	Collins
Sand City	Pendergrass

**PRESENT**

Santa Cruz	Laird
Seaside	McClair
Soledad	Ledesma
Watsonville	Eves
Monterey County	Strasser Kauffman
Monterey County	Shipnuck
Santa Cruz County	Keeley
Santa Cruz County	Mehl

**ABSENT**

King City	Dye	Scotts Valley	Caffrey
Fort Ord	Col. Ludwig		

Staff Present: Nicolas Papadakis, Darlene O'Connor, Max Puckett, Steve Williams, Elisa Arias, Wendy Murphy, Jim Gittleson, Jim Duffy, Greg Koert.

Others: Joel Moses, City of Soledad; Patty Bradshaw, City of Marina; Frank Brunnings, County of Monterey; Diane Raines, Air Resources Board; Janet Brennen, MBUAPCD; Supervisor Tom Perkins, County of Monterey; Jerry Laumer, Caltrans District 5; Mike and Gloria McClintock, McClintock, Becker & Associates.

President Laird recognized Directors Morris, Vreeland, Nunn, McClair, Wolgamott and Alternate Director Perkins won in their elections.

**CONSENT AGENDA**

**Minutes of Previous Meeting**

Minutes of the October 10, 1990 Board Meeting were enclosed.



## **Regional Clearinghouse Items for November**

A listing for Clearinghouse items for the month of November was enclosed.

## **Clearinghouse Comments from September and October**

Late comments on MCH #099008-Draft EIR for the Franich Annexation; #109012-Negative Declaration for the Widening of Mission Street, Santa Cruz were enclosed.

## **Log of Significant Meetings for Month of October**

Enclosed was a log of staff meetings during the month of October.

## **Contract to Update Del Rey Oaks Housing Element**

A staff report describing the proposed contract for the Del Rey Oaks Housing Element was enclosed.

## **Airport Economic Study/Progress Report**

A progress report on the Airport Economic Study to review the consultant selection progress was enclosed.

## **Regional Transportation Model Progress Report**

A staff report summarizing the progress on the Regional Transportation Model was enclosed.

## **FTIP Amendment**

An amendment to include the Monterey Rides Program was enclosed.

## **Lower Salinas River Near Coastal Waters Initiative Project**

A staff report which presented a status report on the EPA-funded Lower Salinas River Near Coastal Waters Initiative Project was enclosed.

**Motion was made by Director Keeley and seconded by Director Strasser Kauffman to approve the consent agenda with an amendment to #3F requesting when the consultant draft contract comes to the Board that the contract be accompanied by a list of the members of the Technical Advisory Committee and the scope of work. Motion carried.**

Director Takali commended staff member Wendy Murphy for representing him at the Monterey Peninsula Airport Master Plan Technical Advisory Committee meeting on short notice.

## **TRANSPORTATION AND AIR QUALITY**

### **Transportation Control Measures Plan**

AMBAG staff member Greg Koert gave a presentation on the Transportation Control Measures Plan. The presentation gave an overview of the California Clean Air Act Requirements, which is the basis of the Transportation Control Measures Plan. An overview of all reasonable and available measures being employed to reach the 2 ton per day of reduction goal adopted by the Board of Directors of the Monterey Bay Unified Air Pollution Control District was given along with an outline of AMBAG's responsibilities and the ten proposed reduction measures of Reactive Organic Gases (ROG). Director Vreeland mentioned that schools could contribute to emissions reductions if parents were not to drop off their kids but have the kids ride the bus to and from school. Director Shipnuck brought up the issue of the possibility of raising the driving age from 16 to a higher age and requested that an estimate be prepared for the December 12th Board meeting. Janet Brennen, Monterey Bay Unified Air Pollution Control District, answered questions with regards to the Inspection and Maintenance Program. The objective of the plan is to achieve the state standard for ozone. Discussion followed by the Board members.

**No action required.**

### **Regional Airport Systems Plan Update Report (RASP)**

Michael McClintock of McClintock, Becker and Associates presented an overview and status report of the RASP and the timeline for completion. Locations and size of airports throughout the AMBAG Region were described and compared to the previous RASP. The draft final RASP plan should be out in February 1991. Director Takali had a major concern of the expansion of Fritsche Army Airfield. Discussion followed by the Board members.

**No action required.**

## **WATER QUALITY**

### **Request for Monterey Bay Regional Workshop on Water Resources Issues**

President Laird recommended that this item be deferred to the December 12, 1990 Board of Directors meeting.

## **PLANNING**

### **Regional Housing Needs Plan Update**

A staff report describing the self-revisions as well as options the Board may pursue under state law was discussed. The Board is either to accept or not accept each of the self-revisions. Based on the Board's actions on each of the self-revisions the plan is updated and is resubmitted to the State Department of Housing and Community



Development for their final review, which then becomes the Regional Housing needs plan for the region. Acceptance of the self-revisions by Carmel, Gonzales, Marina, Santa Cruz, Scotts Valley, Monterey County and Santa Cruz County decreases the region's share of the statewide housing need by 8,148 units. Staff outlined five courses of action that the Board could consider. Staff recommendation is for the Board to accept the self-revision by Gonzales and not accept the self-revisions by Carmel, Marina, Santa Cruz, Scotts Valley, Monterey County and Santa Cruz County for the reasons that each self-revision would decrease the regional housing need to the point which it would no longer be consistent with the statewide housing need. Staff also recommended that the Board direct staff to investigate return of Carmel's sphere of influence to Monterey County. Discussion followed by Board members.

**Director Strasser Kauffman recommended that the Board accept recommendation #5, that staff work with Carmel and Monterey County on the return of responsibility for the housing need in the sphere of influence to the county.**

**Motion was made by Director Keeley and seconded by Director Mehl to adopt recommendation #3, that the Board accept all seven self-revisions contingent on state acceptance of the revised plan by the state, with additional direction that a task force be sanctioned by the Board of Directors consisting of the jurisdictions that are seeking self-revision and the assistance of AMBAG staff and staff of the individual jurisdictions seeking self-revision, to advocate to the Department of Housing and Community Development for the changes described in recommendation #3 and include the recommendations in #5, that staff work with Carmel and Monterey County on the return of responsibility for housing need in the sphere of influence to the county.**

**Director Shipnuck made an amendment that the jurisdictions agree that if the state does not accept the revised plan, AMBAG would return to the June 13, 1990 plan as amended by the cities of Gonzales and Carmel. Motion passed.**

**Motion was made by Director Vreeland and seconded by Director Takall for Director Keeley to head the Indemnification Task Force for the Housing Needs Plan. Motion passed.**

## **ADMINISTRATION**

### **Status Report on the Nonprofit Corporation**

Staff responded to the questions raised by the Board at the October meeting on paragraph 3.06 of the Bylaws. Staff consulted with the legal counsel and paragraph 3.06 is required in Bylaws of this nature. The second action requested by the Board was that we send the proposed Bylaws to all of our member jurisdictions. Comments received were included in the Supplemental Agenda.



**Motion made by Director Vreeland and seconded by Director Keeley to approve the Bylaws for the Nonprofit Corporation. Motion carried.**

### **Board of Directors Agenda Format**

Staff submitted a memorandum outlining the costs associated with the changing of the Agenda packet. Director Vreeland suggested that the pages be numbered for the Board to easily referred to. Discussion followed by Board members.

**Motion made by Director Nunn and seconded by Director Keeley to approve the change of the Board agenda packet and numbering the pages. Motion carried.**

### **FY1990/91 Overall Work Program Amendment No. 2**

A staff memorandum was enclosed outlining the changes in the Overall Work Program. Staff recommended approval for submission to the approving agencies.

**Motion made by Director Strasser Kauffman and seconded by Director Keeley to approve Amendment No. 2 for the Overall Work Program. Motion carried.**

### **FY1990/91 Budget Amendment No. 2**

A staff memorandum was enclosed outlining the decrease in the budget, changes reflecting the cancellation of Economic Development projects and the addition of local match funds. Staff recommended approval.

**Motion made by Director Strasser Kauffman and seconded by Director Wolgamott to approve Amendment No. 2 for the budget changes.**

### **Appointment of Nominating Committee**

President John Laird appointed a Nominating Committee who will present to the Board at the December meeting a slate of officers for 1991; Director Strasser Kauffman, Director Vreeland, Director Ledesma, and Director Eves were appointed to the committee.

### **CORRESPONDENCE**

Director Vreeland complimented staff member Max Puckett for the work he provided for the Shores Workshop on November 13 and 14, 1990.

### **PRESENTATION**

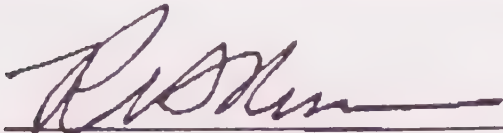
A Resolution of Appreciation was presented to Director Sherry Mehl for her service on the AMBAG Board of Directors.

Motion made by Director Strasser Kauffman and seconded by Director Keeley recognizing her services to the AMBAG Board of Directors.

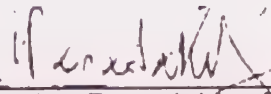
A plaque and a Resolution of Appreciation were presented to John Laird commemorating his service as President of the AMBAG Board of Directors during 1990.

Motion made by Director Nunn and seconded by Director Strasser Kauffman commemorating John Laird for his services as the AMBAG Board of Directors President.

Meeting was adjourned at 9:00 p.m.



Budd Nunn, First Vice President



Nicolas Papadakis, Secretary

12/12/90

Date

**Appendix #8:**  
**Letters from Developers of Affordable  
Housing Projects**





SANTA CRUZ  
COMMUNITY HOUSING CORPORATION

October 18, 1991

Jeff Loux, Assistant Planning Director  
Santa Cruz County Office Building  
701 Ocean St.  
Santa Cruz, CA 95060

Dear Mr. Loux,

I just wanted to express our appreciation for the timely fashion and general professionalism with which your department as handled our Lagoon Beach affordable housing project in both the land use review process and the permitting. I have dealt with many local, state and federal agencies during the course of my work, and this is one of the few such experiences that I have felt positive about. It's not often one finds public officials who will bend over backward to help an affordable housing project.

Without your assistance in expediting our requests, your patience in handling our uninformed questions about the planning process and the Redevelopment Agency's generous committals of funding, we would have made scarcely any progress on this or our other county progress this year.

Thank you again.

Sincerely yours,

Wallace Roberts  
Project Manager

Appendix #8: Letters from Developers of Affordable Housing Projects

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MID-PENINSULA HOUSING COALITION

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430 Sherman Avenue  
Suite 203  
Palo Alto, California 94306  
Telephone (415) 688-8300

October 17, 1991

Dianne Guzman  
Planning Director  
Santa Cruz County  
Governmental Center  
701 Ocean Street  
Santa Cruz, CA 95060

Re: Master Plan Including Affordable Housing at The Farm

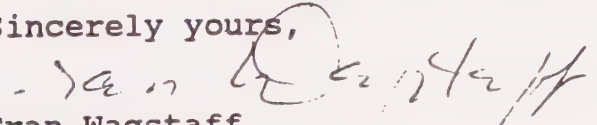
Dear Mr. Loux:

I am writing to commend the Santa Cruz Planning Department on the most cooperative and expeditious manner in which the Master Plan for The Farm has been handled. As you know, Mid-Peninsula is building 39 units of affordable family housing along with a childcare center as part of this Master Plan. This plan involves relatively complex legal and planning issues in comparison to most other developments Mid-Peninsula has done.

From the time we began working with the Redevelopment Agency to put the Master Plan together, we have worked side by side with the Planning Department to be sure that very difficult deadlines were met. Everyone was extremely helpful in meeting these tight schedules, which were driven by Mid-Peninsula's need to obtain low income housing tax credits to make the affordable housing development financially feasible.

We greatly appreciate the efforts made by the Planning Department so far, and the continuing efforts as we are working on the Final Map. We were very concerned at the outset that the tight timetable we laid out would be impossible to meet. Tax credits are a necessary component of affordable housing financing right now, and therefore it was critical for us to work quickly. As a result of everyone's efforts, we did receive a tax credit allocation of over \$3 million. Since there may not be tax credits after December 31st, we are especially appreciative of the Planning Department's fast-tracking this project.

Sincerely yours,

  
Fran Wagstaff  
Executive Director  
cc: Jeff Loux

# STEPPING OUT HOUSING, INC.

298 Harvey West Blvd.  
Santa Cruz, CA 95060  
(408) 425-1830 FAX: (408) 425-1905

Diane Guzman  
Director  
Planning Department  
County of Santa Cruz  
701 Ocean Street  
Room 420  
Santa Cruz, California 95060

October 18, 1991

Dear Diane:

On behalf of Stepping Out Housing and the 20 low income residents who will reside their in Spring of 1992, I want to thank you and your staff for their availability and professionalism in helping our project happen. Your staff has done an excellent job in keeping us informed and responding to our inquiries throughout the planning and building permit phases. Keep up the good work.

Sincerely,



Adeline Davis  
Project Development  
Manager

cc: Jeff Loux



# CFSC, Inc.

298 Harvey West Blvd.  
Santa Cruz, CA 95060

(408) 425-1830  
Fax (408) 425-1905

Diane Guzman  
Director  
Planning Department  
County of Santa Cruz  
701 Ocean Street  
Room 420  
Santa Cruz, California 95060

October 18, 1991

Dear Diane:

I want to take this opportunity to thank you and your staff for your active support of affordable housing. Your Department has done a great job in helping ourselves and other affordable housing developers make their project realities. Your staff's availability and willingness to explain the most basic details of policy and procedure are of particular help. Thanks, we could not have developed our projects without your support.

Sincerely,



Terry Moriarty  
Executive Director

cc: Jeff Loux

**Appendix #9:**  
**Resources Available to Homeless Persons**

## EMERGENCY SHELTER PROGRAMS

PAJARO RESCUE MISSION  
111 RAILROAD AVENUE  
WATSONVILLE, CA 95076  
724-9576

Anyone on duty

Must be at the mission by 7:00 P.M.; Clients will receive food, shower and bed for the night.

THERE WILL ALWAYS BE AN OPENING UNLESS OTHERWISE NOTIFIED. MEN ONLY; Will receive emergency first-timers after hours.

RIVER STREET SHELTER  
733 RIVER STREET  
SANTA CRUZ, CA 95060  
425-3437  
Staff on duty  
4 - 6 P.M.

30 bed shelter for single adults over age 18; open for residents from 5:00 P.M. to 8:00 A.M.

CALL FOR INTAKE BETWEEN 4:00 - 6:00 P.M. Addictions and job search counseling services available. 15 beds allocated for mentally ill homeless.

NEW LIFE CENTER  
FORMERLY, FIRST STEP SHELTER  
640 Rodriguez St.  
Watsonville, CA 95076  
722-6114

7 days a week

Serves families with children and single adults, call first. Counseling and case management offered in the following areas; Substance abuse, weekly A.A., C.A. and group counseling in many areas available. Will do intake up until 9:00 P.M. if beds are available.

PAJARO VALLEY SHELTER  
115 BRENNAN STREET  
WATSONVILLE, CA 95076  
761-5935 & 728-5649  
24 HOURS A DAY, 7 DAYS A WEEK  
Serves homeless women and children only.

WOMAN'S CRISIS SUPPORT  
SANTA CRUZ, CA 95060  
OFFICE # 425-5525 M - F, 9 - 5  
CRISIS # 429-1478 24 HOURS A DAY  
SHELTER ADDRESS IS CONFIDENTIAL; Caller must first have conversation with on-call crisis volunteer; if appropriate volunteer will have a shelter advocate call woman back right away. Not a long time shelter, crisis situations only - a women who is in danger because her partner's violence is driving her to flee home; On-call volunteer worker is not at shelter, so probably isn't sure if shelter is full or not.

MOTEL VOUCHER PROGRAM (HOME)  
323 SPRECKLES DR, #A  
APTOS, CA 95003  
662-3616 & 685-1325  
M - F, 12 - 5

Vouchers for adults whose health is at risk, or families with children. Will provide one week in



a motel.

CATHOLIC CHARITIES  
21 BRENNAN STREET, #8  
WATSONVILLE, CA 95076  
722-2675  
M - F, 8 - 12

General Assistance - Bilingual Services. Emergency rent assistance; Immigration Services counselling; Advocacy / Referral Serv; Misc Asst based on need. Home visit follow-up as needed.

SALVATION ARMY  
426-3922 or 724-3922

ST. FRANCIS CATHOLIC SHELTER  
205 MORA STREET  
SANTA CRUZ, CA 95060  
425-9225

#### FINANCIAL ASSISTANCE

VALLEY RESOURCE CENTER  
PHONE: 336-2553

VETERANS SERVICES DEPARTMENT: VETERANS BENEFITS  
PHONE: 425-2387 or 761-4064

#### EMPLOYMENT AND TRAINING

HUMAN RESOURCES AGENCY (JTPA): EMPLOYMENT AND TRAINING PROGRAM  
PHONE: 425-2280 or 761-4018

PROJECT HOPE, INC.  
PHONE: 426-1428 or 728-4505

STATE EMPLOYMENT DEVELOPMENT DEPARTMENT: EMPLOYMENT SERVICES  
PHONE: 462-2300 or 724-7545

STATE DEPARTMENT OF REHABILITATION: VOCATIONAL REHABILITATION SERVICES  
PHONE: 426-4077 or 722-4188

VETERANS SERVICE DEPARTMENT: VETERANS EMPLOYMENT & TRAINING SERVICES  
PHONE: 425-2633

#### MEDICAL & DENTAL ASSISTANCE

FAMILY PLANNING SERVICES: HEALTH SERVICES AGENCY  
PHONE: 425-2661 or 761-4032

HEALTH CENTER (SANTA CRUZ): HEALTH SERVICES AGENCY  
PHONE: 425-2551

HOMELESS PERSONS HEALTH PROJECT (HHP): HEALTH SERVICES AGENCY  
PHONE: 425-3480 or 688-1532

HEALTH SERVICES AGENCY: HEALTH CENTER (WATSONVILLE)

PHONE: 761-4030

HEALTH SERVICES AGENCY: MEDI-CRUZ PROGRAM

PHONE: 425-2011

HEALTH SERVICES AGENCY: PRENATAL SERVICES

PHONE: 425-2551 or 761-4030

HUMAN RESOURCES AGENCY: MEDI-CAL PROGRAM

PHONE: 425-2521 or 761-4014

PLANNED PARENTHOOD

PHONE: 425-1551 or 724-7525

SALUDE PARA LA GENTE: MEDICAL CLINIC

PHONE: 728-0222

SANTA CRUZ WESTSIDE COMMUNITY HEALTH CENTER

PHONE: 425-5028

SANTA CRUZ WOMANS HEALTH CENTER

PHONE: 427-3500

CALIFORNIA HEALTH ASSOCIATES, INC.: METHADONE DETOXIFICATION: MAINTENANCE PROGRAMS

PHONE: 425-0112

FENIX SERVICES, INC.: ALCOHOLISM COUNSELING

PHONE: 722-4211

FENIX SERVICES, INC.: HERMANAS RESIDENTIAL ALCOHOLISM TREATMENT PROGRAM

PHONE: 722-2471

HOMELESS PERSONS HEALTH PROJECT: HEALTH SERVICES AGENCY

PHONE: 425-3480 or 688-1532

JANUS ALCOHOLISM SERVICES: DETOXIFICATION

PHONE: 462-1060 or 462-1770 (AFTER 10PM)

JANUS ALCOHOLISM SERVICES: OUTPATIENT COUNSELING

PHONE: 462-1060

JANUS ALCOHOLISM SERVICES: RESIDENTIAL TREATMENT PROGRAM

PHONE: 462-1060

NARCOTICS ANONYMOUS

PHONE: 662-4664

SANTA CRUZ COMMUNITY counseling CENTER: ALTO counseling CENTER

PHONE: 423-2003 or 728-2233

SANTA CRUZ COMMUNITY COUNSELING CENTER; SAN LORENZO VALLEY YOUTH CENTER; VALLEY  
RESOURCE CENTER

PHONE: 338-2945 or 338-9935

CRISIS INTERVENTION AND PSYCHIATRIC EMERGENCY CARE

SANTA CRUZ COMMUNITY COUNSELING CENTER; SUNFLOWER HOUSE

PHONE: 423-3890

SANTA CRUZ COMMUNITY COUNSELING CENTER; SUNFLOWER HOUSE

PHONE: 688-7993

WOMAN'S CRISIS SUPPORT AND SHELTER SERVICES

PHONE: 425-5525 or 722-5991

CRISIS: 429-1478 or 728-2295

HEALTH SERVICES AGENCY; MENTAL HEALTH CRISIS INTERVENTION; NORTH COUNTY MENTAL  
HEALTH

PHONE: 425-2237

HEALTH SERVICES AGENCY; MENTAL HEALTH CRISIS INTERVENTION; SOUTH COUNTY MENTAL  
HEALTH

PHONE: 761-4000

HEALTH SERVICES AGENCY; PSYCHIATRIC EMERGENCY SERVICES

PHONE: 425-2237 or 722-3577

SANTA CRUZ COMMUNITY COUNSELING CENTER; YOUTH SERVICES

PHONE: 425-0771 or 728-2226

SUICIDE PREVENTION SERVICE OF SANTA CRUZ COUNTY; SUICIDE CRISIS LINE

PHONE: 458-5300 or 688-1818 (24 hour response)

WOMAN AGAINST RAPE-CRISIS HOTLINE

PHONE: 426-7273 or 728-2295



**Appendix #10:**  
**Additional Analysis of Governmental Constraints**

## Analysis of Potential Governmental Constraints

Pages 81-90 of the Draft Element identify and analyze potential governmental constraints to maintenance, improvement and development of housing. The following sections are designed to clarify, amplify and provide additional information in addressing the issue of government policy constraints.

### Measure J - Growth Management Program

As page 84 indicates, there is no evidence that the annual population growth goal established as part of the Measure J program directly limits housing development. As the table on the following page demonstrates, the maximum allocation of permits available has only been exceeded twice. In other words, the number of building permits applied for has been consistently less than the allocation available for development. Therefore, the allocation policy has not been a direct constraint to housing production. There may be numerous factors which account for why permits were not applied for: a sluggish housing market (clearly the case in the past two years); significant reductions in State and Federal subsidies available for non-market housing; the high land costs in the County; and other factors such as commute choices reducing the demand from outside the area for housing.

It is critical to understand that in the past three years there have been effectively no limitations on affordable housing permits. In 1989, 1,384 additional affordable housing permits were made available above and beyond the annual allocation. In September of 1991, the County Planning Commission and Board of Supervisors fully implemented Draft Housing Element Program 11a (page 107) by exempting all affordable housing units from the Measure J allocation process. This exemption is clear and simple. All affordable units in mixed-income projects will be exempted (i.e. not counted toward the annual allocation); there are no limitations on project size or location; and there will be no impact on bonus densities or other incentives - if a unit is affordable, it is exempt.

BUILDING PERMITS ALLOCATED, ISSUED, AND CARRIED OVER

YEAR	CARRIED OVER	ALLOCATED	TOTAL ISSUED (1)	EXEMPT FROM MEASURE J (1)	SUBJECT TO MEASURE J
1979	0	930	1061	320	741
1980	189	1055	1045	735	972
1981	272	937	934	0	934
1982	275	968	738	0	738
1983	505	972	619	0	619
1984	858	991	609	0	609
1985	1240	757	710	0	710
1986	1287	768	595	0	595
1987	1460	468	723	117	606 (2)
1988	1322	489	670	0	670 (2)
1989	1141	489+1384 (3)	420	0	420
1990	2594	487	267	0	267
1991 (4)	2814	495	<116>	<0>	<116>

(1) Not including residential replacement units.

(2) More building permits were issued than allocated due to the issuance of permits from the carry-over reservoir.

(3) A special allocation of 1384 additional affordable permits was approved to allow attainment of the regional housing goal for the 1980-90 decade.

(4) Total as of July 31, 1991.



## Residential Densities

The revisions to the current Draft Housing Element in Chapters 6 and 7 describe a revised residential build-out analysis and the various programs either existing or proposed to ensure an adequate supply of land at appropriate densities to meet all income level needs. Those programs include:

- o provide selective higher density affordable housing sites in urban areas or urban "enclave" areas in the rural areas when adequate public services are available.
- o provide selective higher density residential rezoning of commercial areas which are vacant or underutilized in areas not likely to be of use for commercial purposes in the near term.
- o allow for "over-retail" lower income housing in appropriate village core settings.
- o provide housing overlay zones or other incentives on non-residentially zoned lands to allow mixed use areas in the County.
- o Complete the General Plan Update and subsequent rezoning to achieve full consistency, thereby achieving appropriate housing densities.
- o Designate priority affordable housing sites ("so-called "H" sites) on appropriate sites throughout the urban area (not just in the coastal zone).
- o Continue to pursue and implement the draft bonus density ordinance now being reviewed by the County.
- o Complete farm worker housing needs assessment and take recommended actions which could result in very low and low income affordable units in rural areas; far more than assumed in the build-out analysis.
- o The Housing Advisory Commission intends to recommend revisions to the County's second unit ordinance which may also result in a higher number of affordable new units in the rural parts of the County.

Existing zoned land, either vacant or underutilized, in combination with the programs listed above, will more than adequately provide for land to meet the County's housing production goals.

## Residential Design Standards

As described on pages 82-83 of the Draft Housing Element, the set-back, design, parking, open space and other standards of the County are very typical of other communities. Recently, the County has substantially

clarified and simplified residential development standards by providing a table detailing required heights, set-backs, floor area ratios and the like for all zoning districts. These standards were developed in a cooperative process working closely with area architects and engineers. They are designed to provide more certainty and clarity on design standards.

In addition, the County has prepared a draft Bonus Density ordinance in accord with recent State law, which will enable developers of affordable units (10% very low, 20% lower, 50% senior) to request and receive not only a 25% bonus density, but one or more reductions in residential development standards. The ordinance is currently under review by the County's Housing Advisory Commission, Planning Commission and Board. One County developer (of the Paloma Del Mar project) recently used the State Bonus law to successfully receive the following reductions in standards:

- 1) a 40 percent density bonus, raising the total number of units from 92 to 130;
- 2) deletion of County Code Chapter 13.10.553(c) requirement to hold an area equivalent to the deferred parking area in reserve as a landscape area;
- 3) deletion of the requirement to provide lockable storage space per unit for bicycles;
- 4) allowance of a structure three stories in height; and
- 5) reduction/waiver of Freedom County Sanitation District fees in the amount of approximately \$195,000 representing a 75 percent reduction in sewer connection fees and a permanent monthly user fee reduction (70 percent of the base flat-rate charge).

Finally, the Board has directed the County Planning Department and County Counsel to begin a multi-year, complete review and revision of Volume II of the County code; that volume dealing with land use and zoning requirements and standards. The intent of the revision is to clarify, simplify and stream-line County regulations without sacrificing the environmental and neighborhood protections desired by the community.

#### Development Fees

Page 88 of the Draft Housing Element identifies the development fees which are reduced or waived for various types of housing development. Other major fee reductions are made on a case-by-case basis as noted in the previous section for the recently-approved Paloma del Mar project. Program 7 on page 101 of the Housing Element directs the County to study all of the residential development fees on a comprehensive basis. This effort is strongly supported by the County's Housing Advisory Commission, which has recommended waiving or reducing fees for affordable housing projects.



## Permit Processing

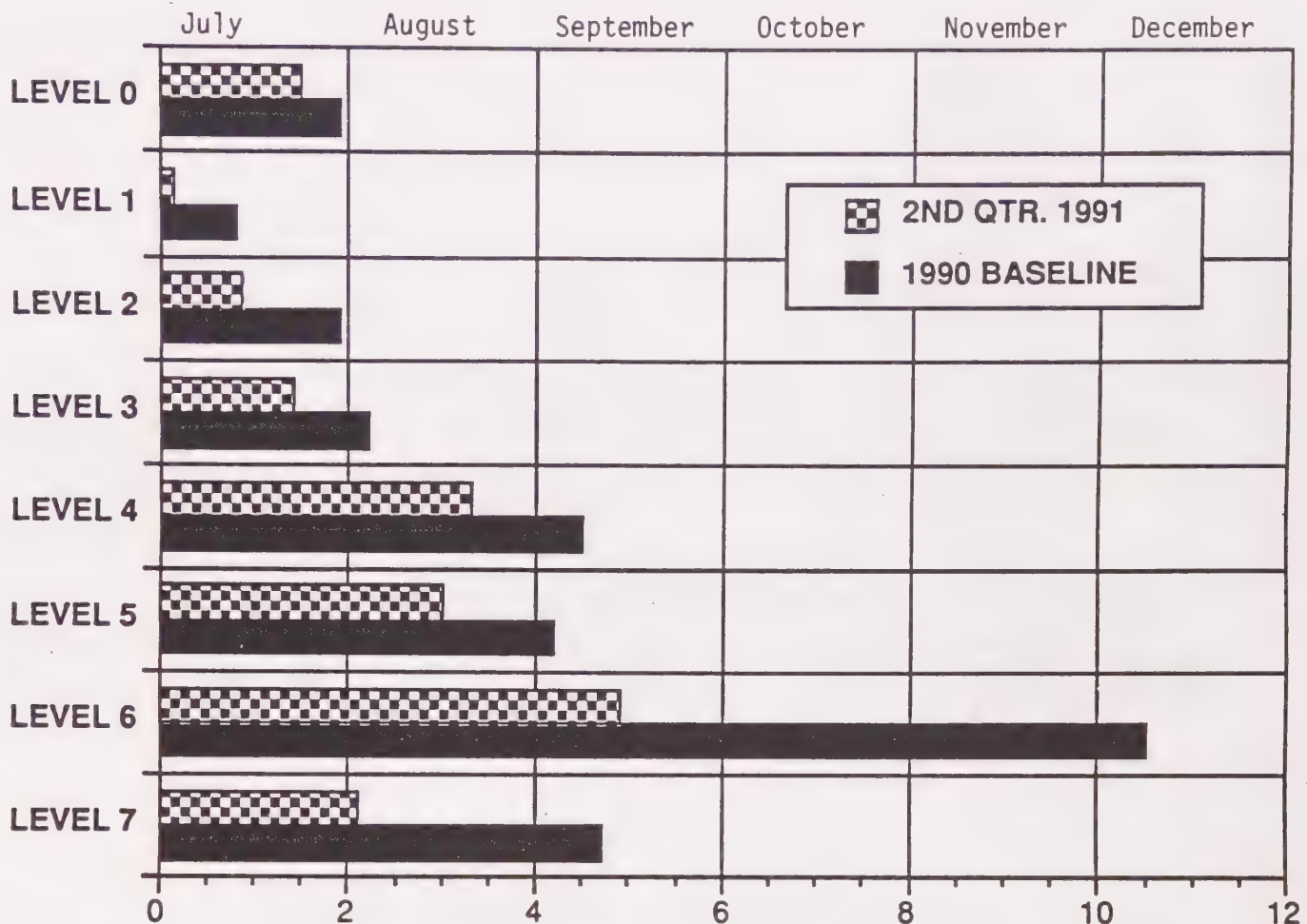
Since 1989, the County Planning Department has been completing an aggressive program of "permit processing reform" as directed by the Board of Supervisors. The intent of the program has been to clarify and stream-line all development processing from minor building permits to major discretionary project reviews. Pages 88-90 of the Draft Housing Element describe the Western Productivity Study and the Zucker Systems Report, both undertaken and funded by the County to improve aspects of the County's development review process. As of October, 1991 all of the Western Productivity recommendations were fully implemented. Of the 102 Zucker Report recommendations, 77 were fully implemented and the remaining 25 are in progress and should be implemented in the near future. The result of these changes has been significant reductions in the time it takes to receive various permits for housing subdivision and other proposed developments as shown in the graphs on the following page.

In addition, the Department has designated one employee as the "Customer Service Representative" whose sole job is to guide development applications through the process, keep applicants informed as to their application status and ensure that all information is communicated in a timely way. Many of the Department's published materials describing permit processing have also been rewritten to make the process more understandable and accessible. The series of letters recently received from recent affordable housing developers bears ample testimony to the improvements made in development processing in the County (see Appendix B).

In summary, while the County continues to adhere to policies which protect critical environmental resources and ensure adequate public services and neighborhood quality, there is no evidence to suggest that these policies directly constrain the County from achieving its housing goals. On-going improvements in permit processing; revisions to the growth management system to exempt affordable housing units; clarification of residential design and zoning standards; willingness to work with developers to achieve bonus densities and modify development standards or fees where appropriate; and an accelerated commitment to providing for affordable housing indicate the County's ability to respond to housing needs.



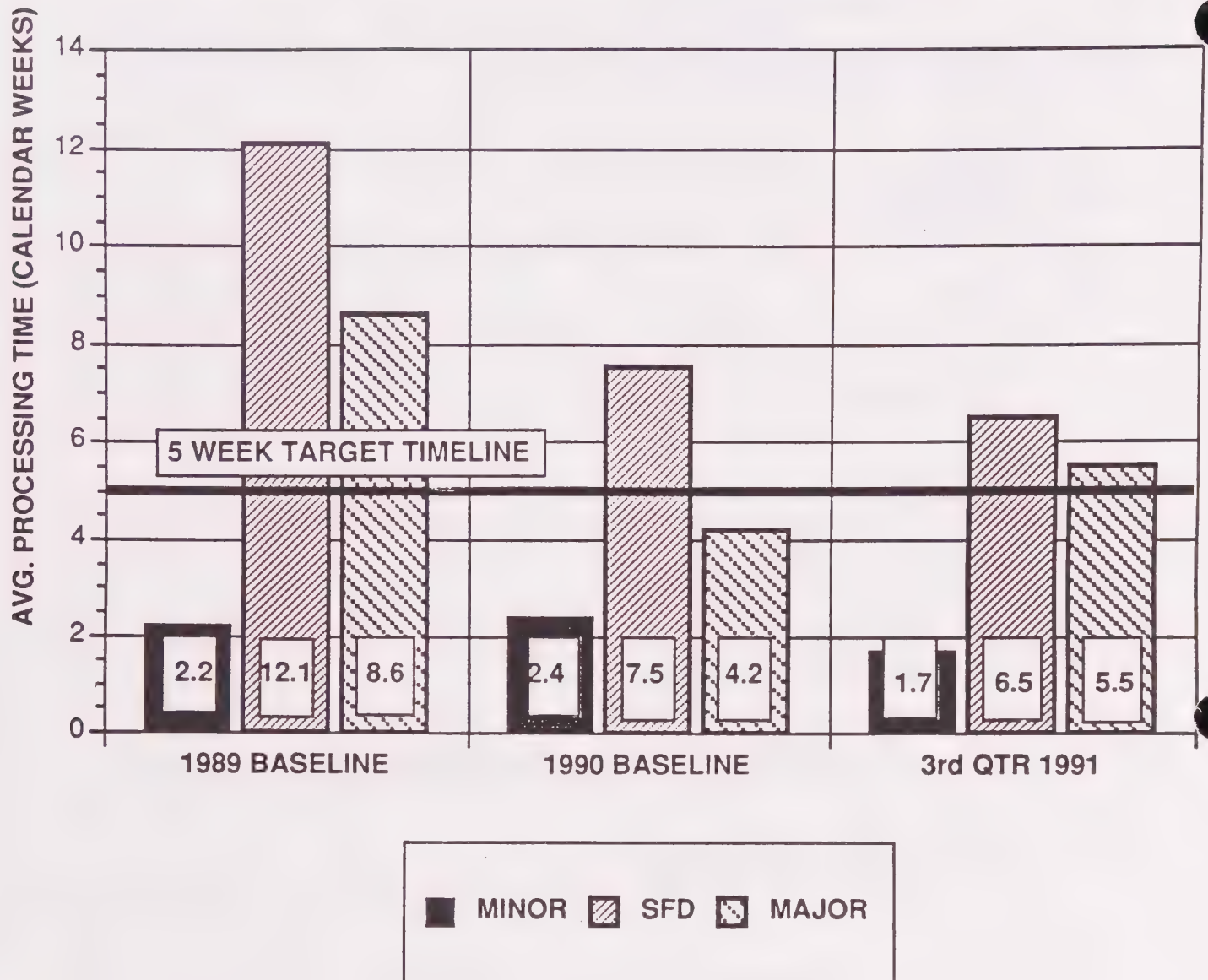
**SANTA CRUZ COUNTY PLANNING DEPARTMENT  
DISCRETIONARY APPLICATION  
AVERAGE TIME FROM COMPLETE APPLICATION TO FINAL DECISION BY LEVEL**



**NOTE**

- LEVEL 0: Various reviews sub mitted as discretionary applications (eg, rural matrix).
- LEVEL 1 - 3: Application requires only administrative review and approval .
- LEVEL 4: Application requires administrative approv al and public notice.
- LEVEL 5: Application requires Zoning Administrator hearing and public notice.
- LEVEL 6: Application requires Planning Commission hearing and public notice.
- LEVEL 7: Application requires Planning Commission and Board hearing and public notice.

**SANTA CRUZ COUNTY PLANNING DEPARTMENT  
PROCESSING PERFORMANCE FOR  
BUILDING PERMIT APPLICATIONS**



**FROM APPLICATION SUBMITTAL TO EVALUATION - EXCLUDES EARTHQUAKE PERMITS**

**NOTES:**

1. Processing performance is measured from the time of application submittal to completion of the application's first routing.

**Appendix #11:**  
**Certification of 1985 Housing Element:**  
**Resolution 97-90**



## Certification of 1985 Housing Element: Resolution No. 97-90

Resolution No. 97-90 was adopted on February 2, 1990 by the Santa Cruz County Board of Supervisors (see attachment 1). A March 6, 1990 letter from HCD to the County referenced Resolution 97-90, and found the County's 1985 Housing Element to be in compliance with State Housing Element Law (see attachment 2). HCD's 1990 letter summarized the Board Resolution as follows:

- " 1. Makes available, through June of 1991, in excess of 3,000 building permits for affordable housing;
2. Directs the Planning Department to conduct an outreach and information dissemination program regarding additional permits;
3. Commits the County to encourage the development of affordable housing by providing, among other things, density bonus incentives; and
4. Commits the County to designate sufficient land at appropriate densities necessary for achieving the Fairshare Housing Goals."

In the August 16, 1991 HCD Housing Element Review letter, HCD has requested that the County perform a detailed analyses of the results of Resolution 97-90. The Resolution requirements, with the results analysis, are included below.

### Resolution Requirement:

"1. Makes available, through June of 1991, in excess of 3,000 building permits for affordable housing;"

### Status

On October 16, 1990, the Board of Supervisors passed Ordinance #4085 (see attachment 3) amending Chapter 17.04 of the County Code related to Annual Population Growth Goals. This Ordinance required that all of the carried-over permits from previous years be allocated for construction of low and moderate income housing. The October 16, 1990 letter to the Board of Supervisors stated that:

"County Counsel and Planning agree that the proposed revised ordinance is consistent with the Housing Element of the General Plan that has been certified by HCD and that it satisfies the County's commitment to the State made in February, 1990 to continue to make available sufficient affordable building permits to implement the housing goals set forth in the Housing Element".

2,962 permits were carried over from 1990 to 1991, and were made available as of January, 1991. In addition, as part of the adoption of

the County's 1991 Growth Rate, 74 permits were reserved for units serving low and moderate income households for that year.

Despite the well-publicized availability of all carry-over permits for affordable housing as of October, 1990, and the 1990 and 1991 allocation of permits specifically for low and moderate income units, fewer than the number of permits made available as a result of Resolution 97-90 were actually issued for affordable housing during the period. The explanation for this occurrence is multi-fold: the dramatic slowdown in overall development activity throughout the nation and echoed throughout much of the State and in Santa Cruz County; the elimination of federal housing subsidies; the weakening of the national, state and local economy (likely causes being deficit spending, S & L bailout action, international trade issues, and other factors), with corresponding caution on the part of construction lenders; and the Loma Prieta earthquake. Although earthquake recovery is proceeding, the local economy continues to be very slow because of the quake and the other economic factors described above.

In September, 1991, by Board Resolution, the County Board of Supervisors approved:

"the exemption of new affordable residential units from the requirement to obtain a building permit allocation under the County's growth management regulations, in order to allow attainment of the housing goals in the Draft 1991 County Housing Element."

#### Resolution Requirement:

2. "Directs the County to perform an outreach program"

#### Status:

The County outlined an ambitious "outreach" program to the public concerning the availability of affordable building permits and the County's affordable housing program. These meetings targeted County residents in general, as well as local developers, realtors, property owners, title officers and lenders. The outreach program continues to be implemented, and is noted in the 1991 Housing Element as an ongoing program through the 1991-96 period. Features of the outreach program to date include:

1) (1991) Housing Element meetings and hearings:

- Housing Advisory Commission (HAC) public meetings
- HAC public hearings
- HAC study session
- Planning Commission study session
- Planning Commission public hearings
- Board of Supervisors public hearings
- Housing Advisory Committee meetings (monthly)

- Farm Labor Camp meetings(2)
- Latino special interest meeting (Adelante organization)
- County Housing Network meetings (monthly)
- County Affordable Housing Coordinating Committee meetings (monthly)
- Santa Cruz County Board of Realtors

2) General Plan Update meetings and hearings (12):

- La Selva Beach - 11/90
- Aptos Hills - 10/90
- Aptos - 12/91
- Carbonera - 5/91
- Freedom - 9/90
- Live Oak - 4/90, 5/90, 5/90
- Soquel - 11/90
- Corralitos - 10/90, 10/91

3) Affordable Housing Program meetings and hearings:

- Housing Advisory Commission hearings
- Planning Commission hearings
- Board of Supervisor hearings
- Housing Authority "Measure J" information seminars (bi-monthly)
- Housing Authority Mortgage Credit Certificate (MCC) training seminars
- League of Women Voters meeting
- Pajaro Futures Conference, 10/90
- Leadership Santa Cruz meetings (monthly)
- Housing Network meetings (monthly)

4) County Permit Processing Reform Program

- Watsonville Elks Club meeting, 3/90
- Rotary meeting, 4/90
- Santa Cruz County Board of Realtors, 4/90
- Non-profit developer meeting, 8/90
- Local Developer Breakfast meetings (monthly as of 8/90 +)
- Watsonville Board of Realtors, 10/90
- First American Title Company, 11/90
- Monterey Bay Coalition of Labor, Agriculture and Business, 1/91
- meeting with representative from Citizens for Planning Reform (CPR)
- Radio Interview, KSC0, 7/92

5. Redevelopment Agency Community Outreach

o Project Area Meetings:

- Boulder Creek, 3/91
- Mesa Village & Interlaken, 4/91
- Freedom, 4/91



- Aptos, 4/91
- Lompico/Zayante, 4/91
- Felton, 4/91
- Ben Lomond, 4/91

o Other Redevelopment meetings:

- Council of Improvement Associations, 1/91
- Aptos Business Association, 2/91
- Seacliff Park Association, 2/91
- Felton Business Association, 2/91
- Aptos Chamber of Commerce, 3/91
- Aptos Lions Club, 3/91
- Aptos Neighbors, 3/91
- Aptos Rotary Club, 4/91
- Aptos Kiwanis Club, 4/91
- Seacliff Park Association, 4/91

o - Redevelopment Newsletter

- 3 newsletters sent out, 1 to over 16,000 households, another to to 17,250 households, and the third to selected organizations and public libraries. See sample article from Summer, 1990 issue (attachment 4).

Resolution Requirement:

3. "Commits the County to encourage the development of affordable housing by providing, among other things, density bonus incentives;"

Status: The County's 1980 General Plan and Local Coastal Plan (LCP) contain provisions for density bonuses for eligible developments. In addition, the County's Affordable Housing Ordinance offers density bonuses to qualifying projects. Staff continues to inform applicants and/or property owners of these options and the prerequisites for density bonus approval.

Staff has drafted a Density Bonus Ordinance to comply with the requirements of State Density Bonus Law, and has proposed revisions to the General Plan and LCP to implement the State law and proposed County ordinance. The proposed ordinance and plan revisions have been reviewed by the County's Housing Advisory Commission, Planning Commission and Board of Supervisors, and have received a Negative Declaration from the County's Environmental Coordinator, and are now going through the more rigorous public hearing process. The proposed Density Bonus Ordinance addresses density bonuses, incentives and concessions, and development modifications available to local developers of qualifying projects.

Resolution:

4. "Commits the County to designate sufficient land at appropriate densities necessary for achieving the Fairshare Housing Goals."

Status:

The County, as part of its 1991 Housing Element, is proposing adoption and implementation of an Action Program to address the above Resolution. The Action Program is discussed under Potential Governmental Constraints, Residential Densities. Important to many of the Action Program provisions will be a Study of Affordable Housing Sites in the County, to be conducted in 1991-92. This Study is being funded by 1991 CDBG Planning and Technical Assistance funds, and will designate and provide technical analysis of sites suitable for designation as affordable housing sites.

February 2, 1990

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 97-90

On the motion of Supervisor Keeley  
duly seconded by Supervisor Patton  
the following resolution is adopted

RESOLUTION OF FINDINGS AND INTENT  
TO UPHOLD HOUSING ELEMENT TO COUNTY GENERAL PLAN

WHEREAS, the County of Santa Cruz has submitted an updated Housing Element to the County General Plan to the State Department of Housing and Community Development for State recertification; and,

WHEREAS, a Housing Element implementation strategy and commitment is provided by this Resolution of Findings and Intent, to be submitted to the State Department of Housing and Community Development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Santa Cruz shall continue to make available sufficient affordable building permits to implement the housing goals in the General Plan Housing Element by carrying forward in excess of 3000 affordable building permits from calendar year 1990 to June 30, 1991; and,

BE IT RESOLVED that the Board of Supervisors will direct the Planning Department to conduct a program of outreach and information to developers, builders and the general public as to the existence, and availability of affordable building permits; and,

BE IT RESOLVED that the County of Santa Cruz will support residential development which is consistent with the County's General Plan; and,

BE IT RESOLVED that the County of Santa Cruz will encourage the provision of affordable housing at appropriate densities, through residential land use and zoning designations, density bonus incentives and federal and state housing subsidies for land write-downs.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Santa Cruz hereby finds and intends to uphold and implement the County's Housing Element as specified by this Resolution, and further commits to designate sufficient land at appropriate densities necessary for achieving the Fairshare Housing Goals.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 13day of February, 1990, by the following vote:



AYES: SUPERVISORS Patton, Mehl, Keeley & Levy  
NOES: SUPERVISORS None  
ABSENT: SUPERVISORS None  
ABSTAIN: SUPERVISORS Beautz

Robley Levy  
Chairperson of the  
Board of Supervisors

ATTEST:

Susan Mauriello  
Clerk of the Board

Approved as to form:

Dwight L. Herr  
Dwight L. Herr, County Counsel

resolu/cdm

DISTRIBUTION: County Counsel  
County Planning Department  
State Department of Housing and Community Development

STATE OF CALIFORNIA )  
COUNTY OF SANTA CRUZ ) ss  
I, SUSAN A. MAURIELLO, County Administrative  
Officer and ex-officio Clerk of the Board of Super-  
visors of the County of Santa Cruz, State of  
California do hereby certify that the foregoing is  
a true and correct copy of a resolution passed  
and adopted by and entered in the minutes of the  
said board. In witness whereof I have hereunto  
set my hand and affixed the seal of the said  
Board on 3/13 19 20  
SUSAN A. MAURIELLO, County  
Administrative Officer  
By [Signature] Deputy

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Attachment 2



Housing Policy Development  
Division  
1800 Third Street, Room 430  
P.O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3176

March 6, 1990

Mr. Robley Levy  
Chairperson, Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

Dear Mr. Levy:

RE: Housing Element Supplemental Information

Thank you for Santa Cruz County's February 23, 1990 housing element submittal, received for our review on March 1, 1990. We are pleased to find that, in our opinion, the County's adopted housing element, as modified in its programs and policies by Resolution No. 97-90, adopted by the Board of Supervisors on February 2, 1990, and the other material provided and noted below, is in compliance with State housing element law (Article 10.6 of the Government Code).

The information submitted addresses the issues cited in our review letter of January 25, 1990.

Resolution No. 97-90:

- Makes available, through June of 1991, in excess of 3,000 building permits for affordable housing;
- Directs the Planning Department to conduct an outreach and information dissemination program regarding additional permits;
- Commits the County to encourage the development of affordable housing by providing, among other things, density bonus incentives; and
- Commits the County to designate sufficient land at appropriate densities necessary for achieving the Fairshare Housing Goals.

The County's "Outreach Program to publicize the availability of affordable building permits:"

- Establishes an action plan for the program;
- Identifies the personnel responsible for implementing the program; and
- Identifies the implementation timeline.

According to this plan the program has already been initiated and notification of concerned groups will begin by April, 1990.

The Zucker Systems' "Planning Process Study" and the Western Productivity Group, Inc.'s "Summation of Study Findings and Recommendations" describe the revised permit processing system, including performance objectives.


The Board Minute Order of January 31, 1990, documents approval and acceptance by the Board of Supervisors of recommendations included in the Planning Department's "Permit Processing Reform" report presented to the Board on January 23, 1990.

The "Permit Processing Reform" report:

- Adequately documents the County's commitment to improving the planning procedures and permit processing;
- Describes methods used to eliminate the backlog; and
- Documents the reduction in the permit backlog.

We commend the County for taking action to promote affordable housing and more efficient operation of the development approval process. You have our best wishes for successful implementation of the new policies and procedures. Please feel free to contact me if you have any questions concerning our comments.

Sincerely,

  
Nancy J. Javor, Chief  
Division of Housing Policy  
Development

NJJ:CC:bt



cc: Diane Guzman, Assistant CAO/Planning Director, Santa Cruz Co.  
Dan Shaw, Santa Cruz County  
George Newell, County Administrative Officer  
Norbert H. Dall and Associates  
Dave Williamson, Community Development Block Grant Program  
Ron Zumbrun, Pacific Legal Foundation  
Jeanell Montero, Citizens/Planning Reform  
Bruce Reed, Santa Cruz County Builders Exchange  
Senator Henry Mello  
Assemblyman Sam Farr  
Nicolas Papadakis, Association of Monterey Bay Area  
Governments  
Kathleen Mikkelson, Deputy Attorney General  
Bob Cervantes, Governor's Office of Planning and Research  
Richard Lyon, California Building Industry Association  
Kerry Harrington Morrison, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Christine D. Reed, Orange County Building Industry Association

Ordinance No. 4085

ORDINANCE AMENDING CHAPTER 17.04 OF THE SANTA CRUZ  
COUNTY CODE RELATED TO ANNUAL POPULATION GROWTH GOALS

---

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors of the County of Santa Cruz (hereinafter "Board") finds as follows:

The Board has considered the effect of its Ordinances adopted pursuant to Title 7, Planning and Land Use, Division 1, Planning and Zoning, Chapter 4, Zoning Regulations (Commencing at Section 65800) of the Government Code of the State of California on the housing needs of the region in which the County of Santa Cruz is situated and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources; and

The Board has considered the Growth Impact Study composed of various components, including the Growth Trends Report, the Housing Report, and the Draft and Final Environmental Impact Reports which study was prepared by various consultants and Planning staff; and

The Board has considered staff reports and information presented at public hearings on the Growth Impact Study and 1991 Growth Goal; and

The Board has certified the Growth Management Environmental Impact Report as complete, adequate and complying with CEQA and made appropriate findings with respect to significant effects identified therein; and

The Board has adopted the Growth Impact Study Implementation Program; and

The County of Santa Cruz is in the process of implementing a capital improvements plan to provide public facilities (and address deficiencies therein) to accommodate future development; and

The County of Santa Cruz has a substantial carry-over of unused building permit allocations from past years available for use in 1991; and

The Growth Management System of the County of Santa Cruz is inclusionary of the needs of low and moderate income persons and provides housing opportunities for low and moderate income persons, including minorities, which would not otherwise exist; and

The Growth Management System of the County of Santa Cruz has not significantly affected the price level of housing in the County of Santa Cruz.

The Board further finds that rapid population growth and development could cause extremely serious adverse environmental and economic effects, some of which are specified below:

1. The County possesses significant agricultural lands, including prime agricultural lands, and agricultural lands which, while not defined as "prime" are economically productive or potentially economically productive. Such agricultural lands are a local, state and national resource, which should be preserved. These agricultural lands are being lost to development, and the continued viability of commercial agriculture in Santa Cruz County is threatened by rapid population growth and misplaced development.
2. Rapid population growth and development also threaten the timber harvesting and mineral industries which are significant factors in the County's economy.
3. The County has other important natural resources, including wildlife, anadromous fish, and unique plant communities, which should be preserved; these are endangered by rapid growth and inappropriate development.
4. Coastal lagoons and marine habitats which should be preserved for their economic and biologic value could be degraded and destroyed by rapid population growth and inappropriate development.
5. Rapid population growth and development threaten the degradation of Santa Cruz County's air and water quality and thereby threaten the health and well-being of present and future residents.
6. The scenic and aesthetic qualities of Santa Cruz County would be destroyed by inappropriately placed development.
7. The "safe yield" capacity of natural surface and groundwater sources is being exceeded in many areas of the County, causing water supply and water quality problems which will be irreversible or extremely expensive to correct. Over-pumping of the Pajaro Valley groundwater basin, in particular, threatens future agricultural water supply and, consequently, Santa Cruz County's commercial agriculture.

The Board further finds that population growth and development has expanded the demand for governmentally-provided services beyond the ability of the public to pay for and provide such services. Specifically, in many parts of the County the public is unable to pay for, provide or maintain adequately the following services required by new development:

1. An adequate number of elementary and secondary school classrooms and teachers;



2. Adequate law enforcement and fire protection;
3. Adequate roads, sewers, and water.

The Board further finds that school overcrowding, traffic congestion, higher crime rates, and increasingly inadequate water supplies, roads, and sewage facilities will be the result of rapid population growth and development. These problems are greatly aggravated when new development takes place in rural areas rather than in areas where urban services can be provided at less cost to taxpayers.

The Board further finds that adoption of a 1.0 percent growth goal for 1991 combined with the carry-over of prior unused permits would allow the County of Santa Cruz to meet the AMBAG Regional Housing Needs Plan and all its obligations under state law.

## SECTION II

Chapter 17.04 of the Santa Cruz County Code is hereby amended by adding Section 17.04.091 to read:

### 17.04.091 1991 GROWTH RATES

- (a) Overall Growth Rate. The overall population growth goal for calendar year 1991 in the unincorporated area of Santa Cruz County shall be 1.0 percent. This rate corresponds to an allocation of Building Permits for a total of 495 new residential units.
- (b) Urban Growth Rate. The population growth goal for areas designated within the Urban Services Line of the County General Plan shall be 1.2 percent. This rate corresponds to an allocation of Building Permits for 332 new residential units within the urban area.
- (c) Rural Growth Rate. The population growth goal for areas designated outside of the Urban Services Line by the County General Plan shall be 0.7 percent. This rate corresponds to an allocation of Building Permits for 163 new residential units within the rural area.
- (d) Low and Moderate Income Housing. Pursuant to Subsection (e) of Section 17.01.030 of this Code, at least 15 percent of the total allocation of Building Permits for 1991 pursuant to Subsection (a) hereof shall be reserved for housing units affordable by low and moderate income households. This figure corresponds to an allocation of Building Permits for a minimum of 74 low and moderate cost units. In addition, all of the Building Permit allocations previously authorized but not actually issued in previous years shall be carried-over and added to the allocation of per-

mits for low and moderate income housing to allow issuance of Building Permits for the construction of affordable housing units and enable attainment of the housing goals of the Regional Housing Needs Plan.

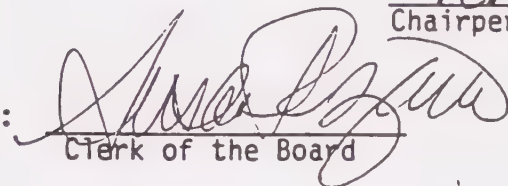
### SECTION III

This ordinance shall take effect in 30 days after final passage.


PASSED AND ADOPTED this 23rd day of October 1990 by the Board of Supervisors of the County of Santa Cruz, State of California, by the following votes:

AYES:	SUPERVISORS	Beautz, Patton, Mehl, Keeley & Levy
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

  
Chairperson of Board of Supervisors

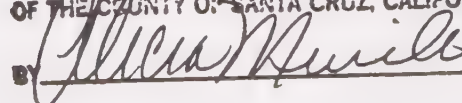
ATTEST:   
Clerk of the Board

APPROVED AS TO FORM:

  
County Counsel

DISTRIBUTION: County Counsel  
Planning Department

GR910RD2; JHW

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE ATTEST BY SIGNING AND SEAL THIS 28 DAY OF October 1990  
SUSAN A MAURIELLO, COUNTY ADMINISTRATIVE OFFICER AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA.  
BY  DEPUTY

# Housing:

## The RDA & Affordable Housing

Coastal California housing prices, including Santa Cruz County, are going through the roof, threatening to push many residents out of the housing market. Quality rental housing in these areas often consumes a lopsided share of one's monthly income.

The net result – fewer county residents can afford to buy or rent a decent home. It comes as no surprise that more and more residents are now eligible for affordable housing programs to help meet their housing needs.

The availability of housing which is affordable to the majority of Santa Cruz County residents is a top priority for the Redevelopment Agency.

State law requires 20% of Redevelopment Agency funds to be spent on affordable housing. The Agency is committed to preserving existing affordable housing and encouraging new, high-quality, well-designed affordable homes in Live Oak and Soquel.

What exactly is "affordable housing"? While affordable housing is often considered to be decaying, overcrowded, and substandard, in Santa Cruz County this could not be further from the truth.

Affordable housing is rental or for sale housing which is considered affordable to households when their income level lies within a given range of the County median income. Housing assistance programs are broken down into three categories: very low, low, and moderate. Income eligibility standards for County residents are shown in the adjacent chart. Based on these income levels, a sampling of public and private sector professions that qualify for affordable housing programs is included.

Due to community need, the Agency's legal requirements, and the wide range of households eligible for affordable housing programs, the Agency established a series of housing programs that were recently adopted by the Board of Directors of



## Who Qualifies for Affordable Housing?

### Household Size & Income

#### INCOME

(As a % of County Median)

	1	2	3	4
<b>Very Low</b> (50%)	0-\$16,150	0-\$18,450	0-\$20,750	0-\$23,050
<b>Low</b> (50-80%)	\$16,150– \$22,250	\$18,450– \$25,400	\$20,750– \$28,500	\$23,050– \$31,750
<b>Moderate</b> (80-120%)	\$22,250– \$33,350	\$25,400– \$38,100	\$28,500– \$42,900	\$31,750– \$47,650

### Sample of Professions that Qualify

#### Sole Income In Four Person Household:

##### Very Low Income (below 50% of median: \$23,050 maximum income)

- Bookkeeper
- Bank Teller
- Teacher (bi-lingual)
- Community Mental Health Aid
- Clinical Nurse
- Youth Program Coordinator

##### Low Income (between 50-80% of median: \$23,050-\$31,750)

- Librarian
- Associate Civil Engineer
- Licensed Vocational Nurse
- Auxiliary Power Plant Operator

##### Moderate Income (between 80-120% of median: \$31,750-\$47,650)

- Senior Civil Engineer
- Mental Health Program Manager
- U.C. Police Officer

Redevelopment Agency. These programs are designed to:

- Insure that all affordable housing developments are planned with the active involvement of neighborhood residents.
- Guarantee that all new affordable homes are well-designed and fully integrated into the community.
- Provide grants and loans to help preserve and develop affordable

housing in Live Oak, Soquel, and elsewhere in the unincorporated regions of the County.

For more information about the RDA's program, or to receive a copy of the Housing Program Guidelines, contact Erik Schapiro at the Redevelopment Agency, 425-2642.

General information about affordable housing opportunities can be obtained from the Housing Authority of Santa Cruz County, 425-2671. ●



**Appendix #12:**  
**Meeting Rehabilitation Objectives**

## Meeting Rehabilitation Objectives

The rehabilitation objective in the 1985 Housing Element (Objective 9.3.1) was predicated upon the County's past performance in the area of housing rehabilitation, and the assumption that federal and state funds would continue to be available, that such programs could be workable in Santa Cruz County, and that County applications for State and/or other rehabilitation funding would be successful. These assumptions proved flawed.

Sources of Federal and State rehabilitation funds declined greatly during the period. Although the County was successful in obtaining a HUD rental rehabilitation set aside, the program proved too difficult to administer in the County. Although tremendous community outreach was conducted, at considerable staff time and expense, the rent restrictions were found to be too burdensome for potential program applicants. Due to community disinterest in the program as constituted, the County returned its funding commitment to HUD.

The County obtained an allocation of funds from HCD to assist owners in rehabilitating farm labor quarters in the County. The program was voluntary, with owners required to contribute half the rehabilitation costs. Because of these program characteristics, the program failed.

The County successfully operated a Self Help housing program throughout the County during 1986-87. County staff combined self help with CDBG rehab. efforts to maximize program output.

The 1987 CDBG application for rehabilitation in Live Oak was approved, and the program completed. Mobile home rehab. was conducted through this program, as well as that of single family units. The grant is being closed out at present. The 1990-91 and 1991-92 CDBG applications have both been approved and will involve rehabilitation.

The County's 1985-86, 86-87, 1988-89, and 1989-90 CDBG applications were rejected by HCD. Although the County felt these were strong grant applications, the lack of a certified Housing Element during the 1985-1990 period stymied State approval of both efforts. The 1985-86 application for \$600,000 proposed rehabilitation in Live Oak and assistance to the local Shared Housing organization. The 1986-87 for \$600,000 proposed rehabilitation in Live Oak and assistance to Shared Housing and Legal Aid. The 1988-89 application was not even considered by the Agency. It requested \$600,000 for the rehabilitation in the San Lorenzo Valley area. The 1989-90 application requested \$500,000 for rehabilitation in Davenport, Live Oak and the Freedom area of the County. Had these applications been approved, and the County encouraged to pursue other rehab. funding sources, the 1985 Housing Element rehabilitation objective would have likely been met.

As a result of the State's approval of the County's 1990 and 1991 CDBG applications, as well as subsequent grant applications, the County projects sizeable housing rehabilitation activity. In addition, the County's newly established Redevelopment Agency has embarked on an ambitious rehabilita-

tion program. Of the affordable housing projects assisted by the County's Redevelopment Agency as of May, 1991 (see attachment 1), two were for rehabilitation. The Pacific Family Mobile Home Park has been rehabilitated (34 units) with \$90,000 in RDA funds and \$390,000 in State funds. The Lagoon Beach Cooperative is being rehabilitated (31 units), with \$230,000 in RDA funds and \$1.95 million in State funds.



## Affordable Housing Projects Assisted by the RDA

PROJECT	NO. UNITS		STATUS
	New	Existing	
A. Merrill Rd.	15		planned
B. Cunnison Ln.	39		proposed
C. Habitat For Humanity (Soquel)	3		completed
D. O'Neill Ranch	100		planned
E. Pac. Family Mobile Home Park		34	completed
F. Habitat For Humanity (Live Oak)	2		proposed
G. VOA Senior Housing	75		completed
H. Lagoon Beach Coop.		31	in progress
I. Maciel Lane/HIP	21		proposed
J. Stepping Out	18		planned
	<hr/> 273	<hr/> 65	

**Appendix #13:**  
**Housing Funds Sought/Received, 1985-91**

### Housing Funds Sought/Received During 1985 - June, 1991 Period

HCD has identified three programs from the 1985 Housing Element relating to anticipated requests for funding assistance for affordable housing, and asked that they be discussed. These programs include 9.2.1.501, 9.2.3.901 and 9.3.2.901 from the 1985 Element. Program 9.2.1.501 relates to mobile home park conversion, not a program for seeking funds. The County's RDA funds a local non-profit (Community Housing Corporation) to deal with mobile park conversions.

Program 9.2.3.901 states:

"Continue to identify, facilitate, and aggressively seek the use of the maximum amount of funds available for the development of affordable housing. Sources include the U.S. Department of Housing and Urban Development, California Housing Finance Agency, Farmers Home Administration, and the State Department of Housing and Community Development. Responsibility: Planning Department, Housing Advisory Commission. Ongoing."

Program 9.3.2.901 states:

"Continue to seek and utilize the maximum available amount of loan and grant funds from state and federal sources for the physical rehabilitation of substandard or deteriorated residential housing units owned and/or occupied by low and moderate income households. This includes, but is not limited to, applying for funds through the Community Development Block Grant Program. Responsibility: Planning Department, Housing Advisory Commission, Board of Supervisors. Ongoing"

During the Element period and into the present, the County worked closely with the County Housing Authority and non-profit groups active in the County to produce and retain affordable housing. In many instances, the Housing Authority or area non-profit developers directly sought funding assistance from federal or state sources, with County assistance (letters of support, fast-tracking of applications, transfer of credit approvals, etc.). In other instances, the County sought funds on its own. However, what was not anticipated at the time of writing of the 1985 Element was the tremendous decline in federal and state funding availability, and the stiff competition for these funds that remained. (See attachment I for list of remaining Federal and State housing programs, as of 2/9/90). The availability of HUD funds, for example, declined dramatically over the review period. As a consequence, the County, The Housing Authority, and other area non-profits began to rely on locally generated funds to an increasing degree.

Funding contingent either directly or indirectly upon a certified County Housing Element was generally unavailable to County applicants during the review period. Once the Element was certified, CDBG applications were subsequently prepared by the County, and HCD approval granted. Thus, Gener-



al CDBG applications were filed and approved for 1990 and 1991, and CDBG P/TA applications filed and approved for 1991.

In 1987, the County requested and received a \$20 million dollar allocation from the California Debt Limit Allocation Committee for the County's first Mortgage Credit Certificate (MCC) program. The two year allocation expired in 1989, with a new two year \$15 million dollar allocation approved for the 1990-92 period (for the County, City of Watsonville, City of Santa Cruz and Capitola.) The program was very successful, and assisted nearly 150 moderate income first time homebuyers in the County. The allocation allowed for rehabilitation as well as acquisition. At the time the 1985 Housing Element was written, the federal legislation authorizing the MCC program had not been passed. Consequently, the MCC program was not identified as a potential source of funds.

The County worked closely with the Federal Emergency Management Agency (FEMA) following the 1989 earthquake to target funds for housing rehabilitation for affected County residents. The federal rehabilitation grants and loans were used to repair major and minor earthquake damage and improve the County's housing stock, as were the CALDAP funds available from the State and being coordinated through the County Housing Authority. The approximately \$6 million dollars in "FEMA 404 Settlement" Funds are being coordinated by the County to benefit projects throughout the incorporated County that housed low and moderate income households displaced by the earthquake.

Defeasance of the County's 1984 Home Mortgage Revenue Bond series was also not anticipated by the 1985 Element. The defeasance resulted in forgiveness of the outstanding loan balance for 10 loan recipients under the program, and payment to the County for affordable housing related efforts of over \$290,000.

Adoption in 1987 of an in-lieu fee provision within the County's Affordable Housing Ordinance presented local developers with one additional option in meeting the County's 15% inclusionary requirement. This locally generated initiative resulted in a \$140,000 in-lieu fee payment in 1990, for use by the County's Affordable Housing Program.

The Housing Report prepared by the County's Redevelopment Agency stated:

"Over the years, as HUD has reduced its commitment to provide and maintain affordable units, the responsibility for providing affordable housing and maintaining existing affordable units has shifted to local government, and most notably, redevelopment agencies. ... In the wake of the federal government's diminished role in assisted affordable housing development, Low and Moderate Income Funds are now widely perceived as a potential substitute for receding federal subsidies"

With the institution of the County's Redevelopment Agency, bonds have been sold making available approximately \$7 million dollars for the RDA Low and Moderate Housing Fund for the next five years. Although not discussed in the 1985 Element, the RDA has become a very important provider and/or funding source for affordable housing and rehabilitation. To date, with

\$3.5 million dollars in RDA funds, RDA has leveraged \$5.25 million dollars in State funds, and \$9.3 million dollars in federal funds, to develop 273 new and assist 65 existing affordable units in the County. Attachment 2 reflects the mix of funding resources for affordable housing projects assisted by RDA during 1990-91. As indicated, a blend of state, federal, private and RDA funds were involved.

Subsequent to the earthquake, County rehabilitation staff performed a mobile home inspection program for earthquake damaged structures. Staff also spent considerable time preparing for the start-up of the CALDAP program, which was ultimately administered by the County Housing Authority.

In March, 1990, an attempt to streamline and more efficiently allocate housing staff resources occurred. The County's rehab. program, staffing the County Housing Advisory Commission and the MCC program was shifted from the County Planning Department to the County Housing Authority. It was believed that the existing Housing Authority staff, because of their background and experience, could well manage these and related functions. A list of projects for which the Housing Authority sought and received state and/or federal funds is included as Attachment 3. As a result of this change, County rehab staff was reassigned to building plan check duties, to help assist in the Department's permit processing reform efforts.

The County negotiated with Farmers Home Administration officials throughout the time period to determine which, if any, programs could work in the County. A major difficulty experienced was in the Administration's definition of "urban" vs. "rural", and where those areas existed in the County. The County also discussed with the California Housing Finance Agency during a series of meetings during the period possible projects in the County. CHFA found that the County's rents and land costs were too high for their requirements.

As part of meeting the housing requirements for those with special needs, the County received an allocation of funds from HCD to rehab. County farm labor quarters in 1987-88. However, as described under Meeting Rehabilitation Objectives, the program did not prove effective.

The County has requested \$3,895,000 in HUD, FEMA, Red Cross, CDBG, Cowell Foundation and SAMG grant funds to provide permanent, transitional and emergency shelter housing for the mentally ill. Of that amount, approximately \$3 million dollars has been awarded.

The County has also sought and been awarded sizeable funds to assist the homeless during the 1985-90 period. During that timeframe, the County received three McKinney Federal Emergency Shelter Grants. In 1987-88 the County received \$250,000 for the River Street Shelter and Interfaith Shelter, in 1989-90, the County received \$200,000 for the same facilities, and in 1990 \$161,200 for the Interfaith Shelter. During this period, three non-profit organizations also applied for McKinney funds but were denied. These groups included The River Street Shelter, Community Action Board and the Hope Christain Fellowship. Another non-profit, The Pajaro Valley Shelter, applied a McKinney grant and was successful. During the five year

period, the County received \$1,010,329 in Emergency Food and Shelter funds, and \$439,924 in State Emergency Shelter Program funds (Prop. 84 and Prop. 107 bond funds).



## A. Federal Programs

During the 1980's, the federal government has been constantly reducing both the number of federal housing programs as well as the funding levels of the remaining programs. The present federal programs are as follows:

### 1. Low Income Housing Tax Credit

The largest federal housing program is authorized by the tax code rather than by housing legislation. The federal low income housing credit enacted by the Tax Reform Act of 1986 provides a credit that can be claimed annually for ten years. To qualify for the credit, the owner of the housing project must set aside (1) at least 20% of the housing units for individuals with incomes of 50% or less of area median income, or (2) at least 40% of the units for individuals with incomes of 60% or less of the area median, adjusted for family size. The rent charged for those units cannot exceed 30% of the qualifying income limitations of the household size which is imputed by the size of the unit. The project must meet the set-aside and rent requirements for a compliance period of at least 18 years.

The credit amount is determined in order to return to owners over a ten-year period an amount in present value terms equal to 70% of the "qualified basis" of a housing development. In 1987, the credit was 9%; thereafter, the credit percentage is announced monthly by the Treasury Department, and the applicable percentage

is determined by the month the building is available for occupancy. The "qualified basis" is generally the amount invested to build the development [, which does not include land costs]. A reduced credit, initially 4% per year, is available for acquiring sections of certain existing housing provided a minimum amount of rehabilitation is completed on the project. The smaller credit also applies to "federally subsidized" developments -- those which receive federal government assistance, federally tax-exempt financing or below-market federal loans (directly or indirectly). The federal credit may be supplemented by the parallel state credit discussed below.

Both the federal and state credits have a process by which the credits are allocated to individual projects. The state has established the Mortgage Bond and Tax Credit Allocation Committee to accept applications and allocate awards of low income housing tax credits.

## **2. Community Development Block Grants**

At least sixty percent (60%) Community Development Block Grant ("CDBG") funds must be spent on activities that benefit low and moderate income persons. Low and moderate income persons are benefitted if the majority of the units in an assisted housing project are occupied by low and moderate income persons at affordable rents. Low and moderate income means for purposes of the CDBG program 80% of median income. There is no definition of affordable rents.

CDBG funds can be used for many housing activities, including acquisition, demolition and clearance activities, rehabilitation, installation of utilities, counseling, and refinancing existing debt. CDBG funds generally cannot be used directly for construction of new residential units. Exceptions include construction by certain types of non-profit corporations and last resort replacement housing.

### 3. Section 202 Program

The major HUD program for the production of new or substantially rehabilitated housing is the Section 202 Program for elderly and handicapped persons. Funds for around 600 units a year are made available in the jurisdiction of the Los Angeles Area office of HUD and around 300 units are funded by HUD's San Francisco Office.

Under the Section 202 Program, HUD provides a direct below market interest rate loan to a non-profit corporation and subsidizes the rent in each unit with Section 8 Leased Housing Assistance Payments. Tenants pay no more than thirty percent (30%) of their income for rent.

Profit-motivated developers, partnerships controlled by non-profit corporations and public agencies are not eligible borrowers, but local government financial assistance is often required to help make the project feasible.

### 4. Rental Rehabilitation Program

The Rental Rehabilitation Program provides grants to local government to support local efforts to rehabilitate rental units



for low income families. The program is targeted almost solely to units occupied by low income household in neighborhoods where the median household income does not exceed eighty percent of area median income.

##### 5. FIRREA

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA") has restructured the savings and loan industry and includes provisions that offer assistance and financial resources for affordable housing.

The new savings and loan governing body, the Federal Housing Finance Board must establish standards of community investment or services over the next two years. Each regional Home Loan Bank must establish programs for community oriented mortgage lending and affordable housing, appoint an advisory council of community and nonprofit housing organizations and designate a Community Investment Office to implement the programs.

The community oriented mortgage lending will provide loans to families below 115% of median income for longer terms and at favorable lending terms. The affordable housing program is for families below 80% and 50% of median at subsidized interest rates for up to 30 years. The funds are to be used for home purchase by eligible families, purchase or rehabilitation of federally owned or held housing, or nonprofit or publicly sponsored purchase and rehabilitation.

FIRREA also created the Resolution Trust Corporation ("RTC") which, among other activities, is to dispose of the real estate

of savings and loans taken over by the federal government. RTC may sell properties below market value and provide below market rate loans to public agencies or nonprofits in order to meet low income occupancy requirements. Generally, single family homes with a value of \$67,500 or less and multifamily units with a value of \$28,032 to \$58,392 per unit or less depending on the number of bedrooms are subject to the RTC affordable housing disposition program. Multifamily properties are subject to long term low income occupancy requirements and rent limitations.

FIRREA also requires greater reporting by lenders on loan applications and loans by census tract, income level, race and gender.

#### **6. Section 312 Program**

The Section 312 Program provides direct rehabilitation loans from HUD for both rental and homeownership housing. The priority is to owners who will live in the rehabilitation property and whose household income does not exceed 95% of area median income. Maximum loans are \$33,500 per unit, usually for a twenty year term with an annual interest rate of three to four percent. Congress has not appropriated new funds for the program, but HUD still makes loans out of loan repayments and recaptured funds.

#### **7. Preservation of Subsidized Housing**

In response to the concern that 800,000 HUD assisted low income units could be lost in the next 15 years because of the termination of affordability restrictions or the expiration of Section 8 rental assistance contracts, Congress passed the

Emergency Low Income Housing Preservation Act of 1987. Although specific funds are not budgeted to implement the Act, HUD has broad discretion to use its existing resources to provide financial incentives to project owners if they agree to maintain the low income character of their projects. Thus far, HUD has been quite flexible and cooperative in providing financial resources to these projects when the local government is also involved.

#### 8. Tax Exempt Bonds

The Internal Revenue Code of 1986 contains a set of complex rules regarding the amount of tax-exempt bonds which can be issued, the uses for the proceeds, and requirements regarding housing affordability. In addition, all the tax exempt bonds discussed below (except 501(c)(3) bonds) are subject to a state allocation process. Under this process the total amount of bonds which can be issued is limited, and agencies have to apply to the state for an allocation of tax exemption authority. The allocations are approved by the state on a competitive basis.

a. Multifamily Bonds. The Internal Revenue Code authorizes the issuance of tax-exempt bonds for the purpose of financing the development of privately owned multifamily residential rental projects ("Multifamily Bonds") that provide certain minimum percentages of units available to low income tenants and that meet certain other statutory requirements. The major requirements of the Act for issuance of tax-exempt Multifamily Bonds are outlined below. Such bonds are also



subject to limitations under state law, which serves as the public agencies' bond issuing authority. However, if the bonds satisfy the federal law, they can generally meet state requirements.

(1) Low Income Requirements. In order to qualify for tax-exempt financing, a Multifamily Bond must satisfy one of the following requirements:

(a) 20% of the units must be occupied by tenants with 50% or less of the median gross income for the area, or

(b) 40% of the units must be occupied by tenants with 60% or less of the median gross income for the area.

A family will continue to count toward the low income requirement until its income exceeds 140% of the qualifying income level. If a tenant's family size decreases, then its qualifying income also decreases based on the new lower family size. Tenants who qualified at 50% will continue to qualify until 70% of median and those who qualified at 60% will continue to qualify until 84%. Once a tenant ceases to qualify, the next available unit of a comparable or smaller size must be occupied by a new qualifying tenant in order to maintain the tax exemption of the bonds.

(2) Qualified Project Period. The period of time during which the low income requirements have to be met are the latest of:

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(a) 15 years after 50% of the units are first occupied,

(b) the first date on which no bonds are outstanding with respect to the project, or

(c) the date on which assistance under the United States Housing Act of 1937, as amended, ends.

(3) Rent Level Requirements. The Act requires that the applicable percentages of units be occupied by tenants in the income groups described above, but does not specify any maximum percentages of tenants' incomes that may be charged as rent. State law authority for redevelopment agency Multifamily Bonds (SB 99 authority) also contains certain affordability requirements that must be taken into account in structuring Multifamily Bonds.

b. Single-family Bonds. The Internal Revenue Code also permits issuance of bonds to assist moderate income homebuyers. Congress has consistently pushed to limit such financing to buyers with lower incomes who are buying lower priced homes.

At least 95% of the net proceeds of each bond issue (without any reduction for issuance costs) must be used to finance mortgage loans to first-time homebuyers. First-time homebuyers are persons who have not held a present ownership interest in a principal residence during the preceding three years.

The purchase price of bond-financed residences may not exceed 90% of the average area purchase price applicable to that type of residence. Financing must be limited to borrowers whose family income does not exceed a specified percentage of the higher of the area or statewide median income. For families of three or fewer the limit is 100% of median income, and for families of four or more the limit is 115% of median income.

Issuers may elect to exchange part or all of their bond authority for authority to issue mortgage credit certificates ("MCCs"). Instead of selling bonds to investors at lower tax exempt interest rates which are passed on to the homebuyers, MCC's provide tax savings directly to the homebuyers. The amount of taxes saved by the homebuyer should approximately equal the value of the interest savings that the homebuyers would have received from a tax exempt loan. The aggregate principal amount of MCCs issued pursuant to such an election has been increased to a maximum of 25% of the exchanged bond authority. MCCs generally are subject to the same targeting requirements as qualified mortgage bonds.

If a homebuyer sells the single family residence financed by bonds within the first ten years of ownership, the borrower owes some percentage of the sales price (not to exceed 50%) as a recapture penalty.

c. 501(c)(3) Bonds. The Tax Reform Act of 1986 recognized a new class of tax-exempt bonds issued by public agencies where the proceeds are used by an entity which is exempt



from income taxation under Section 501(c)(3) of the Internal Revenue Code. Public agencies can issue such tax-exempt bonds using state law issuing authority. State law requires that 20% of units financed with such bonds be for low and moderate income households, with one-half of those units (or 10%) rented to households with incomes at or below 50% of area median at rents not more than 30% of the allowable household income. The 501(c)(3) entity must use the proceeds for its exempt purpose.

Section 501(c)(3) bonds can be used by non-profit developers to develop housing which will be owned by the non-profit. One advantage of 501(c)(3) bonds is that they are not subject to the volume cap applicable to most multifamily tax exempt bonds. Instead, each 501(c)(3) entity (and its related organizations) can use up to 150 million dollars of bonds issued on their behalf. Section 501(c)(3) bonds also tend to sell at a slightly lower interest rate (typically about 25 basis points) than other tax-exempt bonds because the interest on the bonds is not subject to the federal alternate minimum tax.

A potential disadvantage of 501(c)(3) bonds is that the non-profit cannot form a limited partnership to syndicate the project and sell federal and state tax credits to investors, since this would violate the rule requiring that the project to which the bond proceeds are applied must be owned by a 501(c)(3) tax-exempt non-profit corporation.

#### B. State Programs

Most State of California housing programs depend and are premised on local government involvement. In fact many of the programs require matching local government funds as a prerequisite to making a loan.

1. California Housing Finance Agency (CHFA)

CHFA has been the principal state agency to provide permanent loans to developers for rental housing of low and moderate income persons. Most of its financing is provided by the issuance of tax-exempt bonds. The loans are subject to the federal and state requirements governing tax-exempt bonds, which require that at least twenty percent (20%) of the units be rented to very low income persons or forty percent (40%) of the units be rented to persons with incomes below sixty percent (60%) of median income. The interest rate charged to developers depends on the interest on the bonds, but in the last couple of years it has been in the 9.5% to 10.0% range for a fixed rate, 30 year loan. The loan to value ratio cannot exceed 80%.

Most of CHFA's loans are made to government agencies and non-profit developers under its State/Local Program. Under this program CHFA will make deferred second loan in addition to its amortized first loan as a way of writing down the interest rate. The maximum loan is \$5000 per unit and the local government is required to make a loan or grant to the project equal to at least ten percent (10%) of the project cost. The interest rate on the deferred second loan will be 3% per year or

be equal to the interest rate on the locality loan, whichever is greater.

Terms of loans that CHFA makes to projects developed and owned by 501(c)(3) corporations or public agencies are more flexible. The first loan will be sized to be fully amortized with 95% of the project's net operating income. The interest rate on the second loan will be 8%.

In recent years CHFA has been making over five hundred million dollars (\$500,000,000) a year in loans for homebuyers of low and moderate income. The interest rate to homebuyers of units developed by project developers is usually in the 8.5% to 9% range with a five percent (5%) down payment. The interest rate to buyers of units developed by non-profit developers, however, is about 7.5% and the selling price can be lower because considerable lower commitment fees are charged non-profit developers.

To help offer home ownership opportunities to families with income of median or below, CHFA also operates a Marketing Down Payment Program (MDP) in conjunction with its first loans. The MDP Loans can be up to \$5000 per unit and can be made in target areas of a city. The purpose of the program is to help pay closing costs or to increase the down-payment as a way of reducing monthly payments. The MDP Loan is recorded as a second loan, accrues 3% simple interest and is due and payable only upon the sale or refinancing of the house.

## 2. Department Of Housing And Community Development (HCD)



In contrast to CHFA, which provides funds for amortized loans, HCD provides funds which function as a long term subsidy for projects which are developed for low and very low income persons.

HCD operates several programs which provide funds to assist in the development of housing for low and very low income persons. The Rental Housing Construction Program (RHCP) was established in 1980 and originally funded with over 80 million dollars. The Program will be refunded with over 200 million dollars from Proposition 84 which was passed by the voters on the November, 1988 ballot. Loans are made primarily for new construction, through the application of local government. To be eligible for assistance under the RHCP, at least thirty percent (30%) of the units must be made available to low income households, and at least twenty percent (20%) must be made available to very low income households at affordable rents. Funds from the RHCP are usually provided to projects through thirty year deferred loans accruing interest at three percent annually.

The other two major HCD programs, The Special User Housing Rehabilitation Program and the Deferred Payment Rehabilitation Loan Program, are being combined into one coordinated program and had in excess of 150 million dollars available beginning in calendar year 1989. Eligible projects include the acquisition and rehabilitation of apartments, group homes and residential hotels. Owner occupied homes are also eligible although the

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emphasis of the program is on multi-family rental housing. These programs are funded primarily by Proposition 77, passed by the voters in June 1988. That proposition authorized the state to issue general obligation bonds for rehabilitation of low income housing. From the bond proceeds, \$70 million will be allocated by HCD to local government and non-profit organizations that operate housing rehabilitation programs. The other \$80 million will be allocated to provide loans to rehabilitate unreinforced masonry buildings to make them earthquake resistant.

HCD also provides predevelopment loans to local government agencies and non-profit corporations. The loans are usually for no more than three years and bear deferred interest at 7%. The proceeds of a loan can be used for a variety of activities including purchasing land, land options, and payment of consultant, legal, and financing fees.

The 1988 Session of the California Legislature added Section 25402.3 to the Public Resources Code. That Section appropriates \$2 million to HCD for energy conservation and rehabilitation of housing for low and very low income households. HCD will make these funds available to localities and nonprofit sponsors. These monies may be used in conjunction with other rehabilitation programs to upgrade and preserve existing low and very low income rental housing and possibly for low and very low income homeowners, including elderly homeowners. These funds are derived from Petroleum Violation Escrow Account (PVEA) funds

received by California in settlement of a variety of oil overcharge cases.

### 3. California Low Income Housing Tax Credit

The State low income housing tax credit is modeled after its federal counterpart with some exceptions. The most important exceptions are:

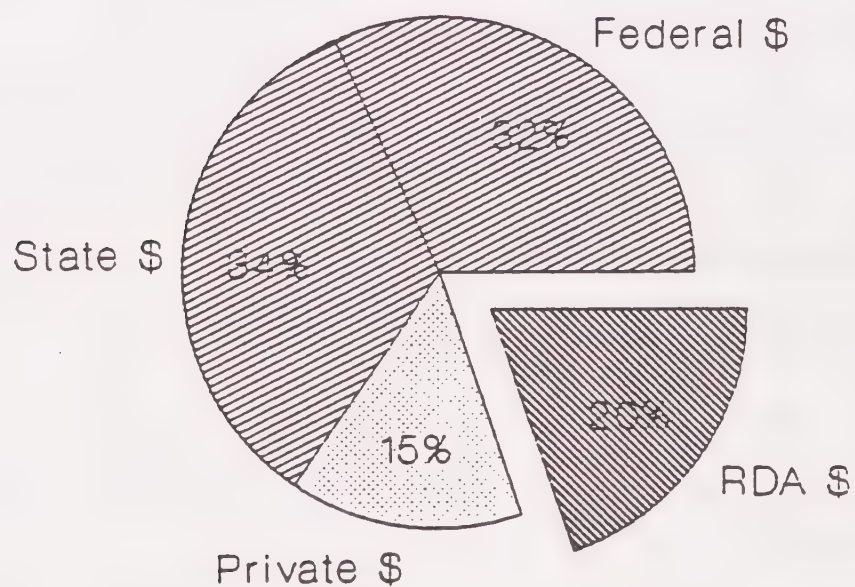
a. The credit period under the State law is four years, and the amount of the credit for all projects (regardless of whether or not "federally subsidized") will total 30% over the credit period.

b. The amount of return an investor in a low income housing project can receive is limited to a cumulative cash return of 8% on cash invested in the project. Any other net cash flow must be used to reduce the rents or increase the number of low income units. The federal credit does not restrict the return an investor may receive.

c. The compliance period for the set-aside and rent requirements is 30 years (15 years longer than the federal compliance period).



1990-91 Agency Funded Affordable Housing Projects  
RDA and Other Funding Sources



List of Programs for which Housing Authority  
sought and received funding in County of Santa Cruz jurisdiction

<u>Program</u>	<u>Date</u>	<u># of units</u>	<u>Jurisdiction</u>	<u>\$ award</u>
CDBG	91/92	20 + wastewater disposal system	Co of S.C.	\$500,000
CDBG	90/91	27	Co. of S.C.	\$500,000
OMS-Buena Vista Migrant Center	1991	14 + day care center	Co. of S.C.	\$1,317,500
Farmworker Housing Grant Program	1991	37	Co. of S.C.	\$212,000
Transitional Housing Grant	1991	6	Co. of S.C.	\$628,546
App. for Low Rent Public Housing	1991	15	Co. of S.C.	\$1,574,280
Section 8 Certificates Rental rehab/homeless	1991	62	C. of S.C.	\$558,919
Section 8 Mod Rehab	1990	173	Co. of S.C.	\$2,006,749
Section 8 Vouchers	1987	114	Co. of S.C.	\$951,107
HCD Pre- Development Loan	1990	101	Co. of S.C.	\$60,000
RHCP	1991	15	Co. of S.C.	\$1,195,167
Red Cross	1990	101	Co. of S.C.	\$753,000

**Appendix #14:**  
Production of Lower and  
Very Low Income Housing



### Production of Lower and Very Low Income Housing

The County has been successful in providing moderate income housing during the 5 year review period. The County's inclusionary ordinance, MCC program, and density bonus program have assisted in this regard. During the 1985-90 period, the County's Affordable Housing Ordinance contained no requirements or incentives specifically aimed at developers of lower or very low income housing. The presumption was that the availability of federal and/or state subsidies for such projects would provide sufficient incentives. In addition, the State and local density bonus provisions allowed projects for moderate income vs. lower or very low income households to qualify. Waning federal and state housing subsidies for lower and very low income projects, and the moderate income focus of the County's Inclusionary ordinance and State and local density bonus requirements, helped to produce more moderately priced housing at the expense of lower and very low income housing.

Proposed changes now under review to the County's Affordable Housing Ordinance and Income, Asset and Unit Price Guidelines are intended to target the needs of lower and very low income households, and reduce the emphasis on moderate income housing. At present, the County's Affordable Housing Ordinance requires that 15% of residential development projects or subdivisions containing 5 or more units/lots be constructed for "affordable" housing. That housing can serve the needs of moderate, lower or very low income households. The proposed revisions present a "menu" approach, with 15% required for very low income, 20% for lower income or 25% for "affordable" households, with the choice up to the developer. In addition, the State Density Bonus Law, as embodied in the proposed County Density Bonus Ordinance, requires granting a density bonus with incentives to very low or lower income housing projects, with no bonus or incentives for moderate income projects. These efforts should greatly assist in producing more lower and very low income housing.

The County's RDA will be actively assisting developers of lower and very low income housing. In addition, the Action Program described under Potential Governmental Constraints calls for creating appropriately zoned and/or designated parcels to accomodate lower and very low income housing, and other measures.

**Appendix #15:**  
**Redevelopment Housing Funds**

### Redevelopment Funds

Approximately \$7 million dollars are being made available through the sale of bonds for the RDA Low and Moderate Fund during the next five years. The Affordable Housing projects being assisted by RDA are listed in Attachment 1. Projects having been assisted by RDA to date include those in Attachment 2. Redevelopment funds and the projects they have and are planned to assist are discussed in more detail in the Appendices labelled Meeting Rehabilitation Objectives and Housing Funds Sought/Received During 1985-90.

### Appendix #15: Redevelopment Housing Funds



## Affordable Housing Projects Assisted by the RDA

PROJECT	NO. UNITS		STATUS
	New	Existing	
A. Merrill Rd.	15		planned
B. Cunnison Ln.	39		proposed
C. Habitat For Humanity (Soquel)	3		completed
D. O'Neill Ranch	100		planned
E. Pac. Family Mobile Home Park		34	completed
F. Habitat For Humanity (Live Oak)	2		proposed
G. VOA Senior Housing	75		completed
H. Lagoon Beach Coop.		31	in progress
I. Maciel Lane/HIP	21		proposed
J. Stepping Out	18		planned
	<hr/> 273	<hr/> 65	

REDEVELOPMENT AGENCY LOW AND MODERATE INCOME HOUSING PROGRAM  
COMPLETED AND PENDING PROJECT STATUS

	Units Completed	Units Financed Pending Compl.	Site Acquired Proj. Pending
EXISTING HOUSING	0	64	0
-Limited Equity Coops			
-Rehabilitation			
NEW HOUSING	78	58	138
-Land Acq. Assist.			
-Construction Financing			
TOTAL	<u>78</u>	<u>122</u>	<u>138</u>

**Appendix #16:**  
List of Meetings and Public Hearings  
Held During Preparation of the 1991-96  
Housing Element



LIST OF PUBLIC MEETINGS AND HEARINGS ON  
COUNTY OF SANTA CRUZ HOUSING ELEMENT

<u>Date</u>	<u>Group</u>	<u>Purpose</u>
3/9/90	Board of Realtors	Discussion of Housing Element content and process
10/23/90	Board of Supervisors	Discuss Scope of Work for Housing Element
2/6/91	Housing Advisory Commission	Public Meeting on Housing Needs
6/4/91	Planning Commission	Scheduled Review of Preliminary Draft Housing Element
6/12/91	Housing Advisory Commission	Scheduled Review of Preliminary Draft Housing Element
6/20/91	Housing Advisory Commission	Review of Preliminary Draft Housing Element
6/21/91	Mental Health Housing Advisory Committee	Discussion of Preliminary Draft Housing Element
6/25/91	Board of Supervisors	Review of Preliminary Draft Housing Element
6/26/91	Planning Commission	Review of Preliminary Draft Housing Element
7/19/91	Mental Health Housing Advisory Committee	Discussion of Preliminary Draft Housing Element
7/24/91	Housing Advisory/ Planning Commission	Joint Study Session on Housing Element
8/7/91	Housing Advisory Commission	Discussion of Housing Element
8/16/91	Mental Health Housing Advisory Committee	Discussion of Preliminary Draft Housing Element
8/21/91	Adelante	Study Session with Latino Organization on Housing Element content and

process

9/4/91	Housing Advisory Commission	Public Hearing on Housing Element
9/9/91	Housing Advisory Commission	Public Hearing on Housing Element
9/11/91	Planning Commission	Public Hearing on Housing Element
9/20/91	Mental Health Housing Advisory Committee	Discussion of Draft Housing Element
9/24/91	Board of Supervisors	Scheduled Public Hearing on Housing Element
10/9/91	Housing Advisory Commission	Public Hearing on Housing Element
10/18/91	Housing Network	Disussion with County non-profit housing groups on Housing Element
10/23/91	Planning Commission	Public Hearing on Housing Element
10/24/91	Farmworkers, Murphys Farm Labor Camp	Discussion of Farmworker Housing Needs and Housing Element content and process
10/30/91	Farmworkers, San Andreas Farm Labor Camp	Discussion of Farmworker Housing Needs and Housing Element content and process
11/5/91	Board of Supervisors	Public Hearing on Housing Element
11/13/91	Planning Commission	Public Hearing on Housing Element
11/18/91	Environ. Coordinator	Environmental Review of Housing Element
11/26/91	Board of Supervisors	Public Hearing on Housing Element
12/10/91	Board of Supervisors	Public Hearing on Housing Element
12/23/91	Ca. Coastal Commission	State review period ended on this date. Negative Declaration issued.
1/7/92	Board of Supervisors	Public Hearing on Housing Element

**Appendix #17:**  
Map Showing Location of Private  
Farmworker Housing Labor Camps



# Santa Cruz County GENERAL PLAN AREAS



**Appendix #18:**  
Summary of Revisions to Farmworker  
Housing Ordinance (1991)

## SUMMARY DESCRIPTION OF THE COUNTY CODE AMENDMENT REVISING FARM WORKER HOUSING REGULATIONS

Adoption of the ordinance resulted in the following changes to the farm worker housing definitions and regulations:

1. Places all regulations together in a single section of the County Code;
2. Specifies a purpose for the regulations for the first time, thereby providing a written rationale for these regulations which can help guide decision-maker's interpretation in specific situations;
3. The definitions for these uses are more comprehensive and better understood by the public, better meet current trends in agriculture, and comply with State required minimum housing standards;
4. Reduces the frequency by which a permit for an Agricultural Caretakers' Mobile Home must be renewed, from once every 3 years to once every 5 years;
5. Provides greater conservation of arable land and rangeland by having the minimum required acreages and dwelling unit densities for these uses correspond to the portion of the site that is actually arable land or grazing land, rather than the total acreage of the site as discussed above;
6. Allows for a "variance" to the minimum acreage requirements for the first time, when it can be demonstrated that the location of the land is geographically isolated (e.g. a vineyard on the Summit) or the method of production is more labor intensive than conventional agriculture (e.g. organic farming);
7. Creates a better assurance that these dwellings will be used by farm workers and their families by limiting the sizes of farm labor quarters to 1,500 sq. ft. and farm labor camp units to 1,000 sq. ft. of habitable floor area; and
8. Adds a responsibility to the County's Agricultural Policy Advisory Commission (APAC) by allowing the Commission to act as the decision-making body for appeals when there is a dispute over the amount of arable land on a site.



**Appendix #19:**

Listing of Mobile Home Parks, Mobile  
Home Spaces and Recreational Vehicle  
Spaces in Santa Cruz County

SANTA CRUZ COUNTY MOBILE HOME PARKS

<u>MH Spaces/ RV Spaces</u>	<u>Mobile Home Park</u>
33/ 0	Ace High Trailer Park 1730 Commercial Way Santa Cruz, CA 95062
147/ 0	Alimur Park 4300 Soquel Drive Soquel, CA 95073
57/ 0	Antonelli's Mobile Manor 2655 Brommer Street Santa Cruz, CA 95062
71/ 0	Aptos Knoll MH Park 600 Trout Gulch Road Aptos, CA 95003
170/ 0	Aptos Pines MH Park 7515 Freedom Boulevard Aptos, CA 95003
54/ 0	Bay MH Park 925 38th Avenue Santa Cruz, CA 95062
17/ 0	Beach RV Park 2505 Portola Drive Santa Cruz, CA 95062
73/ 0	Beachcomber MH Park 2627 Mattison Lane Santa Cruz, CA 95062
33/ 6	Bell Harbor MH Park 3300 Portola Drive Santa Cruz, CA 95062
0/ 50	Beulah Park 1200 El Rancho Drive Santa Cruz, CA 95060
128/ 0	Blue & Gold Star MH Park 1255 38th Avenue Santa Cruz, CA 95060
100/ 0	Blue Pacific MH Park 220 Mar Vista Drive Aptos, CA 95003

SANTA CRUZ COUNTY MOBILE HOME PARKS

100/ 0	Carriage Acres 999 Old San Jose Road Soquel, CA 95073
60/ 0	Cliffwood Mobile Estates 3200 Cliffwood Drive Soquel, CA 95073
71/ 0	Colonial Manor 525 Airport Boulevard Watsonville, CA 95076
1/ 79	Cotillion Gardens 300 Old Big Trees Road Felton, CA 95018
45/ 0	Country Villa MH Park 2630 Orchard Street Soquel, CA 95073
10/ 0	Drop In Trailer Court 1911 Freedom Boulevard Freedom, CA 95019
22/ 0	Fall Creek Mobile Park P.O. Box 17 Felton, CA 95018
20/ 0	Forest Glen Trailer Park 18285 China Grade Road Boulder Creek, CA 95006
45/ 0	Freedom MH Park 1954 Freedom Boulevard Freedom, CA 95019
22/ 0	Garden Lane Mobile Living 692 38th Avenue Santa Cruz, CA 95062
0/100	Golden Torch Trailer Park 6100 Freedom Boulevard Aptos, CA 95003
105/ 0	Green Valley Village 501 S. Green Valley Road Watsonville, CA 95076
18/ 0	Heart of Soquel MH Park 4740 Soquel Drive Soquel, CA 95073



SANTA CRUZ COUNTY MOBILE HOME PARKS

51/ 0	Homestead Park 2355 Brommer Street Santa Cruz, CA 95062
3/237	KOA Campground 1186 San Andreas Road Watsonville, CA 95076
28/ 3	Live Oak MH Park 1255 17th Avenue Santa Cruz, CA 95062
3/ 15	McIntosh Trailer Park 4151 Soquel Drive Soquel, CA 95073
0/ 16	Mission Springs 1050 Lockhart Gulch Road Santa Cruz, CA 95060
6/ 15	No. California Trailer Park Route 1, Box 775 Boulder Creek, CA 95006
58/ 0	Ocean Breeze MH Park 2565 Portola Drive Santa Cruz, CA 95062
4/ 16	Ocean View Park 27 Windemere Lane Aptos, CA 95003
39/ 0	Old Mill MH Park 3060 Porter Street Soquel, CA 95073
112/ 3	Opal Cliffs MH Park 890 38th Avenue Santa Cruz, CA 95062
27/ 0	Orchard Lane MH Park 2750 Orchard Street Soquel, CA 95073
48/ 3	Palm Terrace Estates 2711 Mar Vista Drive Aptos, CA 95003
29/ 46	Pine Knoll Mobile Manor 2546 Capitola Road Santa Cruz, CA 95062
177/ 0	Pinto Lakes Estates

SANTA CRUZ COUNTY MOBILE HOME PARKS

789 Green Valley Road  
Watsonville, CA 95076

1/ 50 Pinto Lake Recreation Park  
324 Amesti Road  
Watsonville, CA 95076

65/ 0 Pleasant Acres MH Park  
1770 17th Avenue  
Santa Cruz, CA 95060

33/ 0 Pleasure Point Mobile Manor  
720 26th Avenue  
Santa Cruz, CA 95060

17/ 0 Portola Mobile Manor Estates  
3320 Portola Drive  
Santa Cruz, CA 95062

22/ 0 Portola Trailer Park  
3400 Portola Drive  
Santa Cruz, CA 95062

35/ 0 Ranchitos Mobile Park  
998 38th Avenue  
Santa Cruz, CA 95062

79/ 0 Rancho Corralitos MH Park  
270 Hames Road  
Watsonville, CA 95076

29/ 0 Red, White and Blue Rancho  
5021 Coast Road  
Santa Cruz, CA 95060

1/ 20 Redwood Rest Resort  
Lorenzo Ave. and Grove St.  
Boulder Creek, CA 95006

33/ 0 Redwoods on the River  
265 Brown Gables Road  
Ben Lomond, CA 95005

2/128 River Grove Park Resort  
4980 Highway 9  
Felton, CA 95018

204/ 0 Rodeo Mobile Estates  
100 North Rodeo Gulch Road  
Soquel, CA 95073

1/ 46 Santa Vida  
1611 Branciforte Drive  
Santa Cruz, CA 95060

SANTA CRUZ COUNTY MOBILE HOME PARKS

32/ 0	Seacliff Center Trailer Park 234 State Park Drive Aptos, CA 95003
101/ 0	Seacliff MH Park 2700 Mar Vista Drive Aptos, CA 95003
19/ 2	Sequoia Villa 12540 Highway 9 Boulder Creek, CA 95006
0/400	7th Day Advent. Campground 1931 Old San Jose Road Soquel, CA 95073
54/ 0	Shangri La Estates 1040 38th Avenue Santa Cruz, CA 95062
176/ 0	Shoreline Mobile Estates 1555 Merrill Street Santa Cruz, CA 95062
136/ 0	Smithwood Resort 4470 Highway 9 Felton, CA 95018
32/ 0	Smithwood Resort 4470 Highway 9 Felton, CA 95018
121/ 0	Snug Harbor MH Park 560 30th Avenue Santa Cruz, CA 95062
69/ 0	Soquel Glen MH Park 5470 Soquel Drive Soquel, CA 95073
20/ 0	Soquel Trailer Park 4150 Soquel Drive Soquel, CA 95073
92/ 0	Sorrento Oaks 800 Brommer Street Santa Cruz, CA 95062



13/ 0	Town and Country MH Park Highway 9 Ben Lomond, CA 95005
73/ 0	Trailer Haven 2630 Portola Drive Santa Cruz, CA 95062
121/ 0	Villa Santa Cruz 2399 Felt Street Santa Cruz, CA 95060
56/ 0	Voyage West Mobile Estates 710 Gross Road Santa Cruz, CA 95062
1/ 45	The Willows 14505 Stetson Road Los Gatos, CA 95030
99/ 0	Yacht Harbor Manor 1190 7th Avenue Santa Cruz, CA 95062

TOTAL: 3724/1278

**Appendix #20:**  
Levels of Service for Selected  
Intersections in Santa Cruz County

# Existing Intersection Levels of Service, P.M. Peak Hours

APTOS	INTERSECTION		CONTROL TYPE	ANALYZED MOVEMENTS	LOS
Unsignalized Intersections	Soquel Dr.	Freedom Blvd.	2-way Stop	NB SB EB L WB L	E E A A
				WB L WB T/R NB L	F C A
	Highway 1-NB ramp	State Park Dr.	1-way Stop	EB L/T EB R	A A
	Highway 1-SB ramp	State Park Dr.	1-way Stop	WB L/T WB R NB L	D A A
	Highway 1-NB ramp	Freedom Blvd.	1-way Stop	EB L EB R SB L	D A A
	Highway 1-SB ramp	Freedom Blvd.	1-way Stop	NB L NB T/R EB L	F A A
	Highway 1-NB ramp	Rio Del Mar Blvd.	1-way Stop	SB L SB T SB R WB L	E C E A
	Highway 1-SB ramp	Rio Del Mar Blvd.	1-way Stop	All	C
	Soquel Dr.	Cabrillo College Dr.	3-way Stop	All	F
	Soquel Dr.	Spreckles Dr.	3-way Stop	All	C
	Rio Del Mar Blvd.	Sumner Ave.	3-way Stop	All	D
	Soquel Dr.	Trout Gulch Rd.	4-way Stop	All	D
	State Park Dr.	Seaciff Dr./Center Ave.	4-way Stop	All	D
	Soquel Dr.	Rio Del Mar Blvd.	4-way Stop	All	D
	Club House Dr.	Rio Del Mar Blvd.	3-way Stop	All	F
Signalized Intersections	Soquel Dr.	State Park Dr.	Signal	All	C
SAN LORENZO VALLEY					
Unsignalized Intersections	Graham Hill Rd.	Zayante Rd.	1-way Stop	SB L SB R EB L	E A B
				EB NB L	B A
	Highway 9	Highway 236-NB ramps	1-way Stop	All	C
Signalized Intersections	Graham Hill Rd.	Mt. Herman Rd.	Signal	All	B
	Highway 9	Graham Hill Rd.	Signal	All	C
LA SELVA BEACH					
Unsignalized Intersections	Highway 1-NB ramps	Larkin Valley Rd.	1-way Stop	SB	B
	Highway 1-SB ramps	San Andreas Rd.	1-way Stop	SB L/T WB L	D A
	Highway 1-NB ramps	Mar Monte Ave.	1-way Stop	WB L/T WB R NB L	A A A
	Highway 1-SB ramps	Mar Monte Ave.	1-way Stop	EB WB	A A



# Existing Intersection Levels of Service, P.M. Peak Hour

	INTERSECTION		CONTROL TYPE	ANALYZED MOVEMENTS	LOS	
LIVE OAK	Unsignalized Intersections	Soquel Ave	17th Ave.	3-way Stop	All	C
		Soquel Dr.	Winkle Ave.	3-way Stop	All	D
		17th Ave.	Rodriguez St.	4-way Stop	All	C
		Brommer St.	7th Ave.	4-way Stop	All	D
		7th Ave.	East Cliff Dr.	3-way Stop	All	D
		Portola Dr.	30th Ave. (west leg)	3-way Stop	All	C
		41st. Ave.	Portola Dr.	4-way Stop	All	D
		17th Ave.	Merrill St.	4-way Stop	All	C
		Chanticleer Ave.	Rodriguez St.	3-way Stop	All	C
		Portola Dr.	38th Ave.	4-way Stop	All	D
		Brommer St.	Chanticleer Ave.	4-way Stop	All	D
		Brommer St.	30th Ave.	4-way Stop	All	C
		7th Ave.	Rodriguez St.	4-way Stop	All	C
	Signalized Intersections	Soquel Ave.	7th Ave.	Signal	All	C
		Soquel Dr.	Thurber Ln.	Signal	All	B
		Soquel Dr.	Rodeo Gulch	Signal	All	A
		Capitola Rd.	7th Ave.	Signal	All	B
		Capitola Rd.	17th Ave.	Signal	All	C
		Capitola Rd.	Chanticleer Ave.	Signal	All	B
		Brommer St.	17th Ave.	Signal	All	B
		7th Ave.	Eaton St.	Signal	All	C
		17th Ave.	Portola Dr.	Signal	All	C
		Highway 1-NB ramp	Soquel Dr/Paul Sweet Rd.	Signal	All	D
		Highway 1-SB ramp	Soquel Ave.	Signal	All	C
		Soquel Ave.	Soquel Dr.	Signal	All	D
SOQUEL	Unsignalized Intersections	Porter St.	Main St.	3-way Stop	All	D
		Soquel Dr.	Main St.	4-way Stop	All	C
		Soquel Dr.	Robertson St.	3-way Stop	All	C
		Capitola Ave.	Soquel Dr.	3-way Stop	All	C
	Signalized Intersections	Park Ave.	Cabrillo College Dr.	Signal	All	B
		Soquel Dr.	41st Ave.	Signal	All	B
		Soquel Dr.	Porter St.	Signal	All	D
		Soquel Dr.	Park Ave.	Signal	All	B
		Soquel Dr./San Jose Rd.	O'Neill Court	Signal	All	B
PAJARO	Signalized Intersections	Freedom Blvd.	Green Valley Rd.	Signal	All	C
		Freedom Blvd.	Airport Blvd.	Signal	All	C
		Highway 152	Holohan Rd./College Rd.	Signal	All	C
		Green Valley Rd.	Airport Blvd./Holohan Rd.	Signal	All	D
CARBONERA	Unsignalized Intersections	Graham Hill Rd.	Lockewood Ln.	1-way Stop	WB L	D
					WB R	A
					SB L	A
		Graham Hill Rd.	Sims Rd.	1-way Stop	WB	C
					SB L	A
					NB	A
Highway 17-NB ramp	Pasatiempo Overpass	1-way Stop	EB L	A		
Highway 17-SB ramp	Pasatiempo Overpass	2-way Stop	EB	A		
			WB	A		
			SB L	A		

**Appendix #21**  
Inventory of Land Suitable  
for Residential Development

## INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

As part of the County of Santa Cruz 1993 Draft General Plan and Local Coastal Plan Update, an inventory was developed that detailed vacant sites and sites having potential for redevelopment. A focus of this effort was to identify potential sites for affordable housing. A list of these sites and maps showing their approximate location in the various planning areas follows this narrative. The inventory analyzed the vacant and under-utilized sites, looking at four different development alternatives and various land use densities within each alternative. Urban Medium and High densities were assumed to be most likely for affordable housing, although the County's inclusionary policies foster affordable housing at lower densities as well.

All four alternatives were analyzed in detail in the Environmental Impact Report (EIR) for the 1993 Draft General Plan and Local Coastal Plan update. Alternative 2 was determined to be the environmentally preferable alternative, as it resulted in fewer significant, unavoidable environmental impacts. In addition, the analysis in the EIR indicates that adequate public facilities and services cannot be assured to support development at densities allowed under the other alternatives.

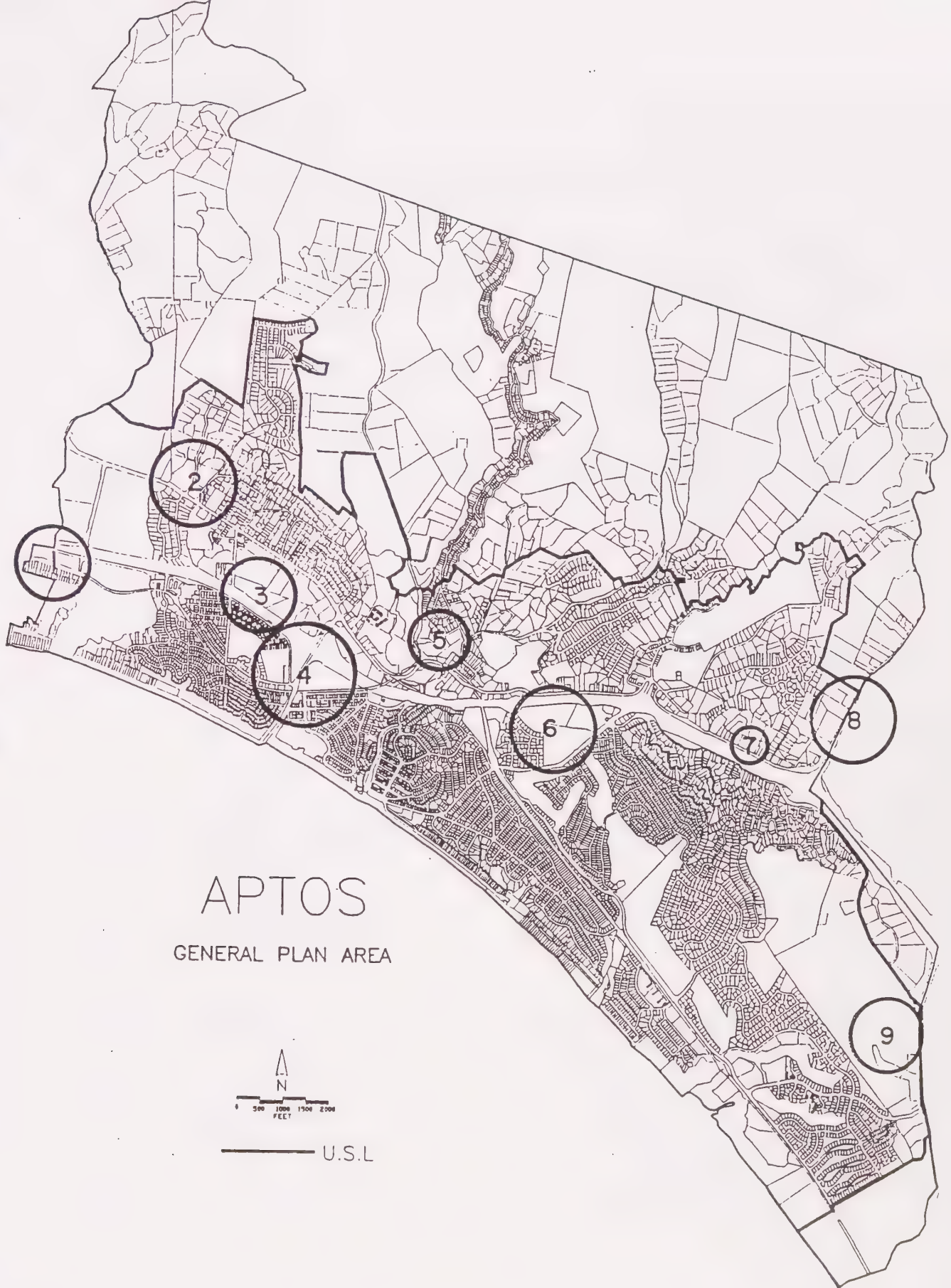
Because the inventory of vacant and under-utilized residential land was developed as part of the Draft General Plan update, the density is expressed in terms of allowable densities for General Plan land use designations. These designations correspond to the following zoning categories:

<u>General Plan Land Use Designations</u>	<u>Lot Size Requirements for Zoning</u>
Urban Very Low	10,000 s.f. – 1 acre
Urban Low	6,000 s.f. – 10,000 s.f.
Urban Medium	4,000 s.f. – 6,000 s.f.
Urban High	2,500 s.f. – 4,000 s.f.

All zoning densities are expressed in net developable parcel area per housing unit. To determine the number of housing units that could be produced in any specific area, a mid-range of the allowable zoning density was used, with the exception of the Urban High designation, which used the high end of the density range to determine unit potential. The number of units that could be produced under any density alternative is only an estimate, and the exact number of units that could be constructed on any one site would depend on the actual amount of developable land on the parcel.



## **APTOS PLANNING AREA**



## APTOS PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
1	Urban Very Low		
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other (1)	6.0	0
2	Urban Very Low	8.4	22
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other		
3	Urban Very Low		
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other (2)	12.0	0
4	Urban Very Low		
	Urban Low		
	Urban Medium		
	Urban High	8.0	139
	Commercial	11.8	0
	Other		
5	Urban Very Low		
	Urban Low		
	Urban Medium	2.0	22
	Urban High		
	Commercial	2.0	0
	Other		



## APTOS PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
6	Urban Very Low		
	Urban Low	7.5	43
	Urban Medium		
	Urban High		
	Commercial		
	Other (3)	12.2	0
7	Urban Very Low		
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial	2.5	0
	Other		
8	Urban Very Low	6.0	16
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other (4)	6.0	0
9	Urban Very Low		
	Urban Low		
	Urban Medium	3.0	33
	Urban High		
	Commercial		
	Other (5)	2.0	0
Infill	Urban Very Low	375.0	212
	Urban Low	100.1	519
	Urban Medium	26.0	272
	Urban High		

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## APTOS PLANNING AREA HOUSING UNITS

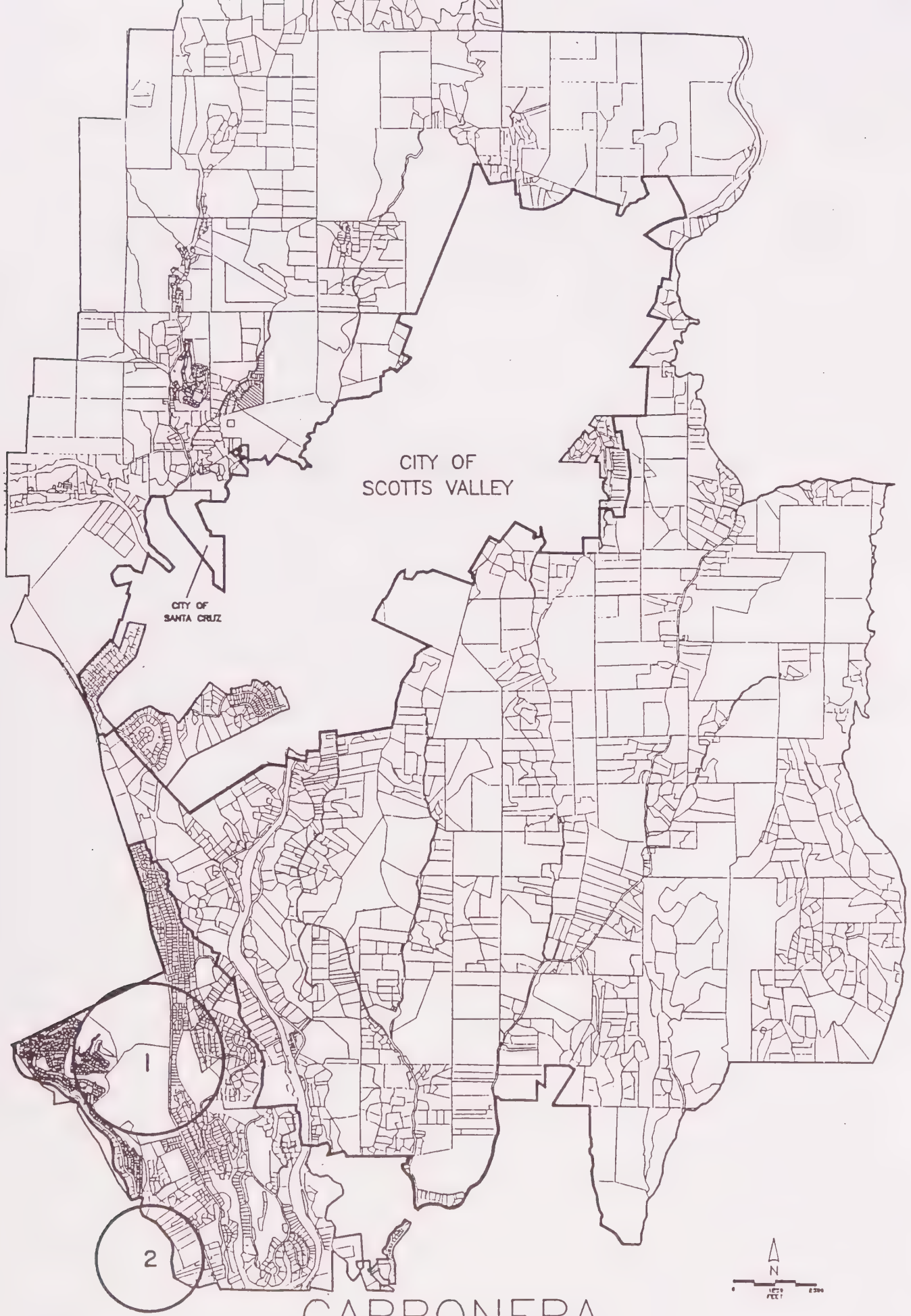
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Map Area	General Plan Designation	Acres	Units
Totals	Urban Very Low	389.4	250
	Urban Low	107.6	562
	Urban Medium	31.0	327
	Urban High	8.0	139
	Commercial	16.3	0
	Other	38.2	0
<b>Total</b>		<b>590.5</b>	<b>1,278</b>

Notes: (1) (2) Designated park, (3) Agriculture, (4) Outside USL, (5) Open Space

## **CARBONERA PLANNING AREA**





CARBONERA  
GENERAL PLAN AREA



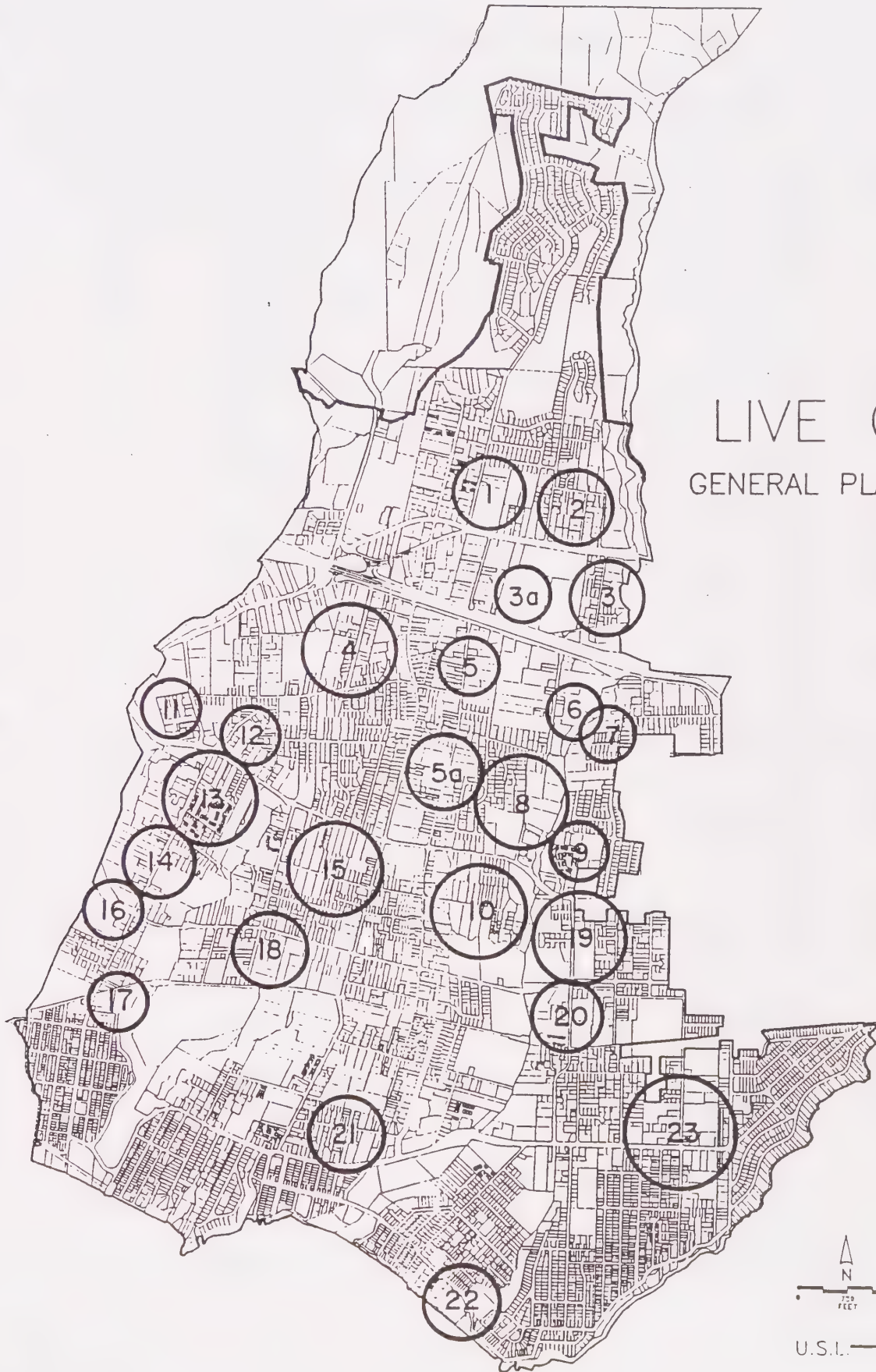
## CARBONERA PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
1	Urban Very Low	76.0	30
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other (1)	40.0	0
2	Urban Very Low	4.0	4
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other (2)	17.9	0
Infill	Urban Very Low	194.0	23
	Urban Low	112.0	81
	Urban Medium		
	Urban High		
Totals	Urban Very Low	274.0	57
	Urban Low	112.0	81
	Urban Medium	0.0	0
	Urban High	0.0	0
	Commercial	0.0	0
	Other	57.9	0
	<b>Total</b>	<b>443.9</b>	<b>138</b>

Notes: (1) Designated park (2) Agriculture

## **LIVE OAK PLANNING AREA**





# LIVE OAK

GENERAL PLAN AREA



U.S.L. —

## LIVE OAK PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
1	Urban Very Low		0
	Urban Low		0
	Urban Medium	1.5	16
	Urban High	1.6	28
	Commercial		0
	Other		
2	Urban Very Low		0
	Urban Low	2.2	13
	Urban Medium	0.9	10
	Urban High		0
	Commercial		
	Other		
3	Urban Very Low		0
	Urban Low	2.1	12
	Urban Medium	2.9	32
	Urban High		0
	Commercial		
	Other		
3a	Urban Very Low		0
	Urban Low		0
	Urban Medium		0
	Urban High		0
	Commercial	14.0	0
	Other		
4	Urban Very Low		0
	Urban Low		0
	Urban Medium	4.7	51
	Urban High		0
	Commercial		
	Other		
5	Urban Very Low		0
	Urban Low		0
	Urban Medium	2.7	29
	Urban High		0
	Commercial		
	Other		

## LIVE OAK PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
5a	Urban Very Low		0
	Urban Low	9.0	52
	Urban Medium		0
	Urban High		0
	Commercial		
	Other		
6	Urban Very Low		0
	Urban Low		0
	Urban Medium	4.2	46
	Urban High		0
	Commercial		
	Other		
7	Urban Very Low		0
	Urban Low	3.1	18
	Urban Medium		0
	Urban High		0
	Commercial		
	Other		
8	Urban Very Low		0
	Urban Low	15.4	89
	Urban Medium	2.6	28
	Urban High		0
	Commercial		
	Other		
9	Urban Very Low		0
	Urban Low	3.3	19
	Urban Medium	2.4	26
	Urban High		0
	Commercial		
	Other		
10	Urban Very Low		0
	Urban Low	13.9	81
	Urban Medium	3.3	36
	Urban High		0
	Commercial		
	Other		



## LIVE OAK PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
11	Urban Very Low		0
	Urban Low		0
	Urban Medium	5.9	64
	Urban High		0
	Commercial		
	Other		
12	Urban Very Low		0
	Urban Low		0
	Urban Medium	2.4	26
	Urban High		0
	Commercial		
	Other		
13	Urban Very Low		0
	Urban Low		0
	Urban Medium	12.3	134
	Urban High		0
	Commercial		
	Other		
14	Urban Very Low		0
	Urban Low		0
	Urban Medium	8.4	92
	Urban High		0
	Commercial		
	Other		
15	Urban Very Low		0
	Urban Low	12.6	73
	Urban Medium	0.4	4
	Urban High		0
	Commercial		0
	Other		
16	Urban Very Low		0
	Urban Low		0
	Urban Medium		0
	Urban High		0
	Commercial		0
	Other		

## LIVE OAK PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
17	Urban Very Low		0
	Urban Low		0
	Urban Medium	7.7	84
	Urban High		0
	Commercial		
	Other		
18	Urban Very Low		0
	Urban Low	7.1	41
	Urban Medium		0
	Urban High		0
	Commercial	1.7	0
	Other		
19	Urban Very Low		0
	Urban Low	2.9	17
	Urban Medium	1.7	19
	Urban High		0
	Commercial		
	Other		
20	Urban Very Low		0
	Urban Low	4.6	27
	Urban Medium	2.3	25
	Urban High		0
	Commercial		
	Other		
21	Urban Very Low		0
	Urban Low		0
	Urban Medium	5.7	62
	Urban High		0
	Commercial		
	Other		
22	Urban Very Low		0
	Urban Low		0
	Urban Medium	5.0	55
	Urban High		0
	Commercial		
	Other		

## LIVE OAK PLANNING AREA HOUSING UNITS

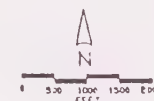
Map Area	General Plan Designation	Acres	Units
23	Urban Very Low		0
	Urban Low	1.8	10
	Urban Medium	0.5	5
	Urban High		0
	Commercial		
	Other		
Infill	Urban Very Low		
	Urban Low	30.3	176
	Urban Medium		
	Urban High		
Totals	Urban Very Low	0.0	0
	Urban Low	108.3	628
	Urban Medium	77.5	844
	Urban High	1.6	28
	Commercial	15.7	0
	Other	0.0	0
Total		203.1	1,500



## **PAJARO PLANNING AREA**

# PAJARO VALLEY

GENERAL PLAN AREA



U.S.L. —

## PAJARO PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
1	Urban Very Low		
	Urban Low		
	Urban Medium	13.4	53
	Urban High		
	Commercial		
	Other		
2	Urban Very Low		
	Urban Low	33.4	97
	Urban Medium		
	Urban High		
	Commercial		
	Other		
3	Urban Very Low		
	Urban Low	32.7	59
	Urban Medium	4.0	44
	Urban High		
	Commercial	2.0	0
	Other		
4	Urban Very Low		
	Urban Low	19.2	84
	Urban Medium		
	Urban High		
	Commercial		
	Other		
5	Urban Very Low		
	Urban Low	3.8	22
	Urban Medium	12.9	141
	Urban High		
	Commercial		
	Other		
6	Urban Very Low		
	Urban Low	2.1	12
	Urban Medium	1.6	17
	Urban High		
	Commercial	2.0	0
	Other		



## PAJARO PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
7	Urban Very Low	18.9	110
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other		
8	Urban Very Low	14.7	85
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other		
9	Urban Very Low	102.7	0
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other		
10 (1)	Urban Very Low	83.4	5
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other		
11 (1)	Urban Very Low	18.5	4
	Urban Low		
	Urban Medium		
	Urban High		
	Commercial		
	Other		
Infill *	Urban Very Low	132.0	396
	Urban Low	30.0	180
	Urban Medium		
	Urban High		

---

## PAJARO PLANNING AREA HOUSING UNITS

---

Map Area	General Plan Designation	Acres	Units
Totals	Urban Very Low	233.9	405
	Urban Low	154.8	649
	Urban Medium	31.9	255
	Urban High	0.0	0
	Commercial	4.0	0
	Other	102.7	0
Total		527.3	1,309

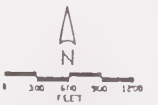
Notes: (1) Area is proposed to be moved outside of USL

## **SOQUEL PLANNING AREA**





SOQUEL  
GENERAL PLAN AREA



J.S.L. ———

## SOQUEL PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
1	Urban Very Low	3.0	8
	Urban Low	3.0	17
	Urban Medium		
	Urban High		
	Commercial		
	Other		
2	Urban Very Low		
	Urban Low	3.0	17
	Urban Medium		
	Urban High		
	Commercial		
	Other		
3	Urban Very Low		
	Urban Low		
	Urban Medium	6.0	65
	Urban High		
	Commercial		
	Other		
4	Urban Very Low	7.0	18
	Urban Low	7.5	43
	Urban Medium	2.5	27
	Urban High		
	Commercial		
	Other		
5	Urban Very Low		
	Urban Low	7.0	41
	Urban Medium		
	Urban High		
	Commercial		
	Other		
6	Urban Very Low	6.0	16
	Urban Low		
	Urban Medium	4.0	44
	Urban High		
	Commercial		
	Other		

## SOQUEL PLANNING AREA HOUSING UNITS

Map Area	General Plan Designation	Acres	Units
7	Urban Very Low		
	Urban Low		
	Urban Medium		
	Urban High	8.0	139
	Commercial	2.0	0
	Other		
Infill	Urban Very Low	40.0	108
	Urban Low	36.0	209
	Urban Medium	36.5	397
	Urban High		
Totals	Urban Very Low	56.0	150
	Urban Low	56.5	327
	Urban Medium	49.0	533
	Urban High	8.0	139
	Commercial	2.0	0
	Other	0.0	0
<b>Total</b>		<b>171.5</b>	<b>1,149</b>





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## **Chapter 5**

# **CONSERVATION AND OPEN SPACE**

- BIOLOGICAL RESOURCES
- WATER RESOURCES
- HYDROLOGICAL, GEOLOGICAL AND  
PALEONTOLOGICAL RESOURCES
- VISUAL RESOURCES
- OPEN SPACE
- TIMBER RESOURCES
- AGRICULTURE
- MINERAL RESOURCES
- ENERGY
- AIR QUALITY
- ARCHAEOLOGICAL AND HISTORIC RESOURCES





# CONSERVATION AND OPEN SPACE

## CONTENTS

Language identified with (LCP) is not restricted to the Coastal Zone; language which includes the (LCP) initials is part of the Local Coastal Program and applies countywide unless specifically stated that the policy, etc. is limited to the coastal zone.

	Page
<b>Authority and Purpose</b>	5-1
<b>Goals</b>	5-2
<b>Biological Resources</b>	5-3
5.1 Biological Diversity	
5.2 Riparian Corridors and Wetlands	
5.3 Aquatic and Marine Habitats	
5.4 Monterey Bay and Coastal Water Quality	
<b>Water Resources</b>	5-17
5.5a Watershed Protection	
5.5b San Lorenzo Valley Watershed Management	
5.5c Least Disturbed Watersheds	
5.6 Maintaining Adequate Streamflows	
5.7 Maintaining Surface Water Quality	
5.8a Groundwater Protection	
5.8b Overdrafted Groundwater Basins	
<b>Hydrological, Geological and Paleontological Resources</b>	5-25
5.9 Hydrological, Geological and Paleontological Resources	
<b>Visual Resources</b>	5-32
5.10a Protection of Visual Resources	
5.10b New Development in Visual Resource Areas	
<b>Open Space</b>	5-38
5.11 Open Space Preservation	
<b>Timber Resources</b>	5-40
5.12 Timber Production	
<b>Agriculture</b>	5-44
5.13 Commercial Agricultural Land	
5.14 Non-Commercial Agricultural Land	
5.15 Specialized Agricultural Uses	
<b>Mineral Resources</b>	5-57
5.16 Mineral Resources	
<b>Energy</b>	5-60
5.17 Energy Conservation	
<b>Air Quality</b>	5-63
5.18 Air Resources	
<b>Archaeological and Historic Resources</b>	5-65
5.19 Archaeological Resources	
5.20 Historic Resources	



## AUTHORITY AND PURPOSE

This chapter combines two closely-related and required elements of the General Plan: the Conservation Element and the Open Space Element.

The requirements for a Conservation Element are established by State Planning law (Section 65302 d) as follows:

"A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

- (1) The reclamation of land and waters.
- (2) Prevention and control of the pollution of streams and other waters.
- (3) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (4) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (5) Protection of watersheds.
- (6) The location, quantity and quality of the rock, sand and gravel resources.
- (7) Flood control."

The requirements for an Open Space Element are established by State planning law (Section 65560 b) as follows:

"Open-space land is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:

- (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

- (2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality."



## SUMMARY

The goals, objectives, policies and programs of this chapter recognize the need to balance conservation and preservation of natural and cultural resources with their productive use and stewardship. Since the purposes of the Conservation and Open Space elements are so closely related and the specific programs and actions implement the objectives and policies of both elements, they have been combined and integrated into one chapter.

The chapter is divided into sections based on each particular environmental resource. The first two sections address protection of biological diversity and sensitive habitats throughout the County. These areas include, but are not limited to, riparian corridors, wetlands, lagoons, lakes, woodlands, marine resources and habitat for rare, threatened or endangered species resource protection includes limiting development or disturbance, encouraging restoration and requiring appropriate performance standards in these areas.

The second section addresses water resources protection, dividing the policies into those which protect surface water quality and quantity and those which protect groundwater quality and quantity. These policies are closely linked to the Public Facilities chapter, as well as the policies of the water supply and treatment providers of the County. The next sections address conservation policies for a variety of resources including unique geologic features and scenic resources.

The next sections address lands suitable for open space protection or resource production activities such as timber, minerals and agricultural lands. The open space section includes designated urban open space areas and policies for rural open space. The timber policies involve use of timber production zoning to maintain economically-viable timber production and timber management practices to protect soil, water and habitat values. The mineral resource policies designate valuable mineral areas and require environmentally-sound quarry operation and restoration practices. Agricultural policies establish protection for both commercial and non-commercial agricultural lands involving buffering and noticing requirements, limitations on subdivision, siting criteria and standards for developed uses and tax incentives.

The final sections of the element address protection and enhancement of Air Quality, conservation of Energy, and cultural resources (Archaeologic and Historic). The first two sections are closely linked to the land use and circulation policies of the County and the Regional Transportation Commission.

Substantial background data on the natural, cultural and open space resources of Santa Cruz County are available in the General Plan Update Background Report (1991) covering the urban area and the Technical Appendix (1991) covering water resources and the rural area, as well as various specialized studies and planning documents (see Appendix A, Sources and References for the General Plan and Local Coastal Program Land Use Plan).

Note: Chapter 5 contains a number of Resources and Constraints which are used to calculate residential densities. The policies which relate to land division and density requirements are to be used in conjunction with the Rural Density Matrix as described in section 2.3.

## GOALS

The overall goals guiding the Conservation and Open Space Element are as follows:

- **Natural And Cultural Resources Protection (LCP):** To protect and restore unique, rare, threatened, endangered and other natural and cultural resources that warrant preservation because of their biological value, scarcity, scientific value, aesthetic quality or cultural significance.
- **Open Space Protection (LCP) :** To retain the scenic, wooded, open space and rural character of Santa Cruz County; to provide a natural buffer between communities; to prevent development in naturally hazardous areas; and to protect wildlife habitat and other natural resources.
- **Resource Utilization (LCP) :** To provide for the conservation and environmentally sound and orderly economic use of renewable and nonrenewable natural resources to provide employment and income in Santa Cruz County while minimizing impacts to adjoining land uses and the environment.

## BIOLOGICAL RESOURCES

### Objective 5.1 Biological Diversity

- (LCP) To maintain the biological diversity of the County through an integrated program of open space acquisition and protection, identification and protection of plant habitat and wildlife corridors and habitats, low-intensity and resource compatible land uses in sensitive habitats and mitigations on projects and resource extraction to reduce impacts on plant and animal life.

### Policies

#### 5.1.1 Sensitive Habitat Designation

- (LCP) Designate the following areas as sensitive habitats: (a) areas shown on the County General Plan and LCP Resources and Constraints Maps; (b) any undesignated areas which meet the criteria (policy 5.1.2) and which are identified through the biotic review process or other means; and (c) areas of biotic concern as shown on the Resources and Constraints Maps which contain concentrations of rare, endangered, threatened or unique species.

#### 5.1.2 Definition of Sensitive Habitat

- (LCP) An area is defined as a sensitive habitat if it meets one or more of the following criteria:
- (a) Areas of special biological significance as identified by the State Water Resources Control Board.
  - (b) Areas which provide habitat for locally unique biotic species/communities, including coastal scrub, maritime chaparral, native rhododendrons and associated Elkgrass, mapped grasslands in the coastal zone and sand parkland; and Special Forests including San Andreas Live Oak Woodlands, Valley Oak, Santa Cruz Cypress, indigenous Ponderosa Pine, indigenous Monterey Pine and ancient forests.
  - (c) Areas adjacent to essential habitats of rare, endangered or threatened species as defined in (e) and (f) below.
  - (d) Areas which provide habitat for Species of Special Concern as listed by the California Department of Fish and Game in the Special Animals list, Natural Diversity Database.
  - (e) Areas which provide habitat for rare or endangered species which meet the definition of Section 15380 of the California Environmental Quality Act guidelines.
  - (f) Areas which provide habitat for rare, endangered or threatened species as designated by the State Fish and Game Commission, United States Fish and Wildlife Service or California Native Plant Society.
  - (g) Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, sandy beaches, shorebird roosting, resting and nesting areas, cliff nesting areas and marine, wildlife or educational/research reserves.
  - (h) Dune plant habitats.
  - (i) All lakes, wetlands, estuaries, lagoons, streams and rivers.
  - (j) Riparian corridors.
- (See Appendix B for a list of specific habitats and/or species.)

#### 5.1.3 Environmentally Sensitive Habitats

- (LCP) Designate the areas described in 5.1.2 (d) through (j) as Environmentally Sensitive Habitats per the California Coastal Act and allow only uses dependent on such resources in these habitats within the Coastal Zone unless other uses are:
- (a) consistent with sensitive habitat protection policies and serve a specific purpose beneficial to the public;
  - (b) it is determined through environmental review that any adverse impacts on the resource will be completely mitigated and that there is no feasible less-damaging alternative; and
  - (c) legally necessary to allow a reasonable economic use of the land, and there is no feasible less-damaging alternative.



**5.1.4 Sensitive Habitat Protection Ordinance**

- (LCP) Implement the protection of sensitive habitats by maintaining the existing Sensitive Habitat Protection ordinance. The ordinance identifies sensitive habitats, determines the uses which are allowed in and adjacent to sensitive habitats, and specifies required performance standards for land in or adjacent to these areas. Any amendments to this ordinance shall require a finding that sensitive habitats shall be afforded equal or greater protection by the amended language.

**5.1.5 Land Division and Density Requirements in Sensitive Habitats**

- (LCP) Allow land divisions in sensitive habitats only when the density and design of the subdivision are compatible with protection of these resources as determined by environmental assessment and applicable County land use and zoning standards. Apply the following land division and density standards to the habitats listed:
- (a) Grasslands - Prohibit land division of native and mixed native grassland habitat mapped in the Coastal Zone unless the area to be divided is removed from the mapped grassland habitat area by General Plan-Local Coastal Program amendment. On parcels with existing mapped native and mixed native grasslands and which contain developable land outside those habitats, allow development at the lowest density of the land use designation and require that development be clustered and located outside the habitat areas. Allow one single family dwelling unit per existing parcel of record. Where property owners upgrade grasslands on their parcels, outside of mapped areas, through resource management activities, the prevailing General Plan densities shall not be reduced.
  - (b) Special Forests - Prohibit land divisions within designated Special Forests unless the area to be divided is removed from the mapped special forests habitat area by General Plan-Local Coastal Plan amendment. On parcels with existing mapped special forest areas which contain developable land outside that habitat, allow development at the lowest density of the land use designation and require that development be clustered and located outside the habitat areas. Allow one single family dwelling unit per existing parcel of record. Where property owners upgrade special forest areas on their parcels, outside of mapped areas, through resource management activities, the prevailing General Plan densities shall not be reduced.

**5.1.6 Development Within Sensitive Habitats**

- (LCP) Sensitive habitats shall be protected against any significant disruption of habitat values; and any proposed development within or adjacent to these areas must maintain or enhance the functional capacity of the habitat. Reduce in scale, redesign, or, if no other alternative exists, deny any project which cannot sufficiently mitigate significant adverse impacts on sensitive habitats unless approval of a project is legally necessary to allow a reasonable use of the land.

**5.1.7 Site Design and Use Regulations**

- (LCP) Protect sensitive habitats against any significant disruption or degradation of habitat values in accordance with the Sensitive Habitat Protection ordinance. Utilize the following site design and use regulations on parcels containing these resources, excluding existing agricultural operations:
- (a) Structures shall be placed as far from the habitat as feasible.
  - (b) Delineate development envelopes to specify location of development in minor land divisions and subdivisions.
  - (c) Require easements, deed restrictions, or equivalent measures to protect that portion of a sensitive habitat on a project parcel which is undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels.
  - (d) Prohibit domestic animals where they threaten sensitive habitats.
  - (e) Limit removal of native vegetation to the minimum amount necessary for structures, landscaping, driveways, septic systems and gardens;
  - (f) Prohibit landscaping with invasive or exotic species and encourage the use of characteristic native species.



### **5.1.8 Chemicals Within Sensitive Habitats**

- (LCP) Prohibit the use of insecticides, herbicides, or any toxic chemical substance in sensitive habitats, except when an emergency has been declared, when the habitat itself is threatened, when a substantial risk to public health and safety exists, including maintenance for flood control by Public Works, or when such use is authorized pursuant to a permit issued by the Agricultural Commissioner.

### **5.1.9 Biotic Assessments**

- (LCP) Within the following areas, require a biotic assessment as part of normal project review to determine whether a full biotic report should be prepared by a qualified biologist:
- (a) Areas of biotic concern, mapped;
  - (b) Sensitive habitats, mapped & unmapped.

### **5.1.10 Species Protection**

- (LCP) Recognize that habitat protection is only one aspect of maintaining biodiversity and that certain wildlife species, such as migratory birds, may not utilize specific habitats. Require protection of these individual rare, endangered and threatened species and continue to update policies as new information becomes available.

### **5.1.11 Wildlife Resources Beyond Sensitive Habitats**

- (LCP) For areas which may not meet the definition of sensitive habitat contained in policy 5.1.2, yet contain valuable wildlife resources (such as migration corridors or exceptional species diversity), protect these wildlife habitat values and species using the techniques outlined in policies 5.1.5 and 5.1.7 and use other mitigation measures identified through the environmental review process.

## **Programs**

- (LCP) a. Maintain, as Appendix B, current plant and animal habitats and species lists as a reference for the General Plan/LCP. Sources for species classification include, but are not limited to: State Water Resources Control Board, Section 15380 of the California Environmental Quality Act, California State Fish and Game Commission and the Special Animals List, Natural Diversity Data Base, United States Fish and Wildlife Service and California Native Plant Society. (Responsibility: Planning Department)
- (LCP) b. Work with State Department of Fish and Game, United States Fish and Wildlife Service and other relevant agencies to ensure adequate protection of biological resources in the County. (Responsibility: Planning Department, Board of Supervisors)
- (LCP) c. Establish a mapping program to determine the boundaries of sensitive habitats based on field mapping of parcel specific conditions: including but not limited to: lakes, lagoons, wetlands, urban riparian corridors and trail routes, rare, endangered or threatened species and unique biotic communities and surrounding areas necessary to protect them. (Responsibility: Planning Department, Fish and Game Commission, Parks, Planning Commission, Board of Supervisors)
- (LCP) d. Once baseline data are computerized, periodically update County maps when biotic and environmental reports are accepted by the County on individual parcels, areas or development projects, or when updated confirmed biotic information is received from any source. (Responsibility: Planning Department, Information Services, Board of Supervisors)
- (LCP) e. Identify and seek funding sources to acquire special sensitive habitats. (Responsibility: Planning Department, Board of Supervisors)

- (LCP) f. Maintain a Sensitive Habitat Protection ordinance which describes: habitat types, permitted and conditional uses within the habitats, and development standards, consistent with all General Plan, Local Coastal Program and California Coastal Act Sensitive Habitat protection policies. Any amendments to this ordinance shall require a finding that sensitive habitats shall be afforded equal or greater protection by the amended language. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- (LCP) g. Determine minimum area requirements for the protection of rare, endangered and threatened species. Integrate biotic review into the timber harvest regulations. Develop a program to enforce performance standards protecting rare, endangered, threatened and unique species. Develop Memoranda of Understanding and similar agreements with state and federal agencies to assist with enforcement of performance standards. (Responsibility: Planning Department, Board of Supervisors)
- (LCP) h. Evaluate those Sensitive Habitats which are affected by agricultural activities to determine their biological importance relative to the importance of the agricultural use and develop programs to resolve conflicts between resource use and protection. (Responsibility: Planning Department, Agricultural Commissioner)
- i. Utilize a prescribed burning program or other means of removing slash to mimic the effects of natural fires in order to reduce the fire hazard to human residents and to enhance the health of biotic communities. (Responsibility: County Fire Marshal, California Department of Forestry)
- j. Prepare a countywide grassland management plan. Develop education programs, grazing management plans, or other solutions where there is evidence of over-grazing in cooperation with Soil Conservation Service, and the Santa Cruz County Resource Conservation District. Develop prescribed burning, grazing, or other measures to preserve grassland, except where an area is being replanted with native trees and a timber management plan has been approved. (Responsibility: Planning Department, Board of Supervisors)
- k. Continue to ensure survival of the endangered Santa Cruz Long-Toed Salamander (SCLTS) through County programs including:
- (1) Maintain the existing salamander protection development criteria in the Sensitive Habitat Protection ordinance.
  - (2) Support of state and federal efforts for habitat preservation at Valencia Lagoon, Ellicott Pond, Seascape Uplands, other known habitat locations, and habitat locations that may be discovered in the future through information obtained in environmental review or other professionally recognized sources.
  - (3) Seek funding for acquisition of lots and development of Habitat Conservation Plans for all known SCLTS habitats.
  - (4) Establish a procedure whereby, upon receiving a development application for an undeveloped parcel within the essential habitat, the County shall notify the California Coastal Commission, Coastal Conservancy, California Department of Fish and Game, U.S. Fish and Wildlife Service and other interested organizations. The County or other agency shall have one year to decide whether to acquire the parcel. If the County and other agencies decide not to acquire the parcel, and if development potential in the essential habitat has not been otherwise eliminated and development cannot be accommodated on the parcel outside the essential habitat, development may proceed consistent with the standards for the area adjacent to the salamander essential habitat and other LCP policies. A security deposit shall be required to ensure compliance with those standards.
  - (5) Delineate SCLTS habitat on County maps and utilize a salamander habitat combining zone district to identify parcels which contain such habitat.
  - (6) Establish inter-agency communication between Planning, Fish and Game, and Fish and Wildlife to determine the success of the current policies in protecting the SCLTS. If current policies are inadequate, implement additional actions as recommended by inter-agency consultation.
- (Responsibility: Planning Department, California Fish and Game Department, County Fish and Game Commission, Board of Supervisors)



1. Establish an education and monitoring program cooperatively with the Department of Fish and Game and other interested agencies to prevent substantial lot disturbance and removal of native vegetation on lots which are currently built out in or adjacent to essential salamander habitat. (Responsibility: Planning Department)

## RESTORATION OF DAMAGED SENSITIVE HABITATS

### Policies

#### 5.1.12 Habitat Restoration With Development Approval

- (LCP) Require as a condition of development approval, restoration of any area of the subject property which is an identified degraded sensitive habitat, with the magnitude of restoration to be commensurate with the scope of the project. Such conditions may include erosion control measures, removal of non-native or invasive species, planting with characteristic native species, diversion of polluting run-off, water impoundment, and other appropriate means. The object of habitat restoration activities shall be to enhance the functional capacity and biological productivity of the habitat(s) and whenever feasible, to restore them to a condition which can be sustained by natural occurrences, such as tidal flushing of lagoons.

#### 5.1.13 Habitats Damaged From Code Violations

- (LCP) In all cases where a sensitive habitat has been damaged as a result of a code violation, require that restoration of damaged areas be undertaken in compliance with all necessary permits and that the size of the restored area be in compliance with Department of Fish and Game requirements. Such restoration shall include monitoring over time to ensure the success of the restoration effort.

#### 5.1.14 Removal of Invasive Plant Species

- (LCP) Encourage the removal of invasive species and their replacement with characteristic native plants, except where such invasive species provide significant habitat value and where removal of such species would severely degrade the existing habitat. In such cases, develop long-term plans for gradual conversion to native species providing equal or better habitat values.

#### 5.1.15 Priorities for Restoration Funding

- (LCP) Use the following criteria for establishing funding priorities among restoration projects:
- (a) Biological significance of the habitat, including productivity, diversity, uniqueness of area, presence of rare, endangered or unique species, or regional importance (e.g., waterfowl resting areas, etc.).
  - (b) Degree of endangerment from development or other activities, and vulnerability to overuse or misuse.

### Programs

- (LCP)
- a. Identify key restoration sites and seek funding to supplement private restoration. (Responsibility: Planning Department, Flood Control Zone 4, POSCS, Public Works)
  - b. Encourage enhancement and restoration of Sensitive Habitats on private lands by providing technical assistance and available resource information to property owners. Work to develop incentives for habitat restoration. (Responsibility: Planning Department, Board of Supervisors, Resource Conservation District)
  - c. Develop a program for control and eradication of feral pigs throughout the County. (Responsibility: Board of Supervisors, State Fish and Game, Fish and Game Commission)



- (LCP) d. Support the City of Santa Cruz and Harbor District in efforts to restore wetland habitat in Lower Arana Gulch and facilitate by encouraging and reviewing any portion of a restoration project under County jurisdiction, consistent with other applicable policies. (Responsibility: Board of Supervisors, Planning Department, Flood Control Zone 4)
- e. Cooperate with AMBAG, Monterey County, San Benito County, and State Department of Fish and Game in the implementation of the Pajaro River Corridor Management Plan and forthcoming Lagoon Management Plan for the lower Pajaro River including specific habitat restoration projects for the Pajaro River and tributaries. (Responsibility: Fish and Game Commission, Public Works, Flood Control Zone 7 and Zone 4)
- f. Work with the City of Watsonville to develop a comprehensive management plan for South County sloughs and wetlands. (Responsibility: Planning Department, Board of Supervisors)
- g. Develop a coordinated review procedure and criteria which protect sensitive habitats as well as meet standards for fire protection. (Responsibility: Fire Agencies, County Fire Marshal, California Department of Forestry, Planning Department)
- h. Encourage the attraction of private capital for purposes of restoration and stewardship of natural resources including vegetation, wildlife, water and soil resources. Assemble an ecological enhancement group to include: land owners, professionals in the fields of planning, natural resources and development for the purpose of creating a resource protection incentives program for consideration by the Board of Supervisors. Recommend to the Board of Supervisors a system of density bonuses, cost savings, or other resource protection incentives based upon:
- (1) The quality and extent of preservation and/or restoration of natural habitat; and
  - (2) Permanent measures for ongoing stewardship of natural resources.
- (Responsibility: Board of Supervisors, Planning Department, Resource Conservation District, Native Plant Society)

## Objective 5.2 Riparian Corridors and Wetlands

- (LCP) To preserve, protect and restore all riparian corridors and wetlands for the protection of wildlife and aquatic habitat, water quality, erosion control, open space, aesthetic and recreational values and the conveyance and storage of flood waters.

### Policies

#### 5.2.1 Designation of Riparian Corridors and Wetlands

- (LCP) Designate and define the following areas as Riparian Corridors:
- (a) 50' from the top of a distinct channel or physical evidence of high water mark of a perennial stream;
  - (b) 30' from the top of a distinct channel or physical evidence of high water mark of an intermittent stream as designated on the General Plan maps and through field inspection of undesignated intermittent and ephemeral streams;
  - (c) 100' of the high water mark of a lake, wetland, estuary, lagoon, or natural body of standing water;
  - (d) The landward limit of a riparian woodland plant community;
  - (e) Wooded arroyos within urban areas.

Designate and define the following areas as Wetlands:

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water periodically or permanently. Examples of wetlands are saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

The US Army Corps of Engineers, and other federal agencies utilize a "unified methodology" which defines wetlands as "those areas meeting certain criteria for hydrology, vegetation, and soils."

#### 5.2.2 Riparian Corridor and Wetland Protection Ordinance

- (LCP) Implement the protection of Riparian Corridors and Wetlands through the Riparian Corridor and Wetland Protection ordinance to ensure no net loss of riparian corridors and riparian wetlands. The ordinance identifies and defines riparian corridors and wetlands, determines the uses which are allowed in and adjacent to these habitats, and specifies required buffer setbacks and performance standards for land in and adjacent to these areas. Any amendments to this ordinance shall require a finding that riparian corridors and wetlands shall be afforded equal or greater protection by the amended language.

#### 5.2.3 Activities Within Riparian Corridors and Wetlands

- (LCP) Development activities, land alteration and vegetation disturbance within riparian corridors and wetlands and required buffers shall be prohibited unless an exception is granted per the Riparian Corridor and Wetlands Protection ordinance. As a condition of riparian exception, require evidence of approval for development from the US Army Corps of Engineers, California Department of Fish and Game, and other federal or state agencies that may have regulatory authority over activities within riparian corridors and wetlands.

#### 5.2.4 Riparian Corridor Buffer Setback

- (LCP) Require a buffer setback from riparian corridors in addition to the specified distances found in the definition of riparian corridor. This setback shall be identified in the Riparian Corridor and Wetland Protection ordinance and established based on stream characteristics, vegetation and slope. Allow reductions to the buffer setback only upon approval of a riparian exception. Require a 10 foot separation from the edge of the riparian corridor buffer to any structure.



**5.2.5 Setbacks From Wetlands**

- (LCP) Prohibit development within the 100 foot riparian corridor of all wetlands. Allow exceptions to this setback only where consistent with the Riparian Corridor and Wetlands Protection ordinance, and in all cases, maximize distance between proposed structures and wetlands. Require measures to prevent water quality degradation from adjacent land uses, as outlined in the Water Resources section.

**5.2.6 Riparian Corridors and Development Density**

- (LCP) Exclude land within riparian corridors in the calculation of development density or net parcel size. Grant full density credit for the portion of the property outside the riparian corridor which is within the required buffer setback, excluding areas over 30% slope, up to a maximum of 50% of the total area of the property which is outside the riparian corridor. (See policy 5.11.2.)

**5.2.7 Compatible Uses With Riparian Corridors**

- (LCP) Allow compatible uses in and adjacent to riparian corridors that do not impair or degrade the riparian plant and animal systems, or water supply values, such as non-motorized recreation and pedestrian trails, parks, interpretive facilities and fishing facilities. Allow development in these areas only in conjunction with approval of a riparian exception.

**5.2.8 Environmental Review for Riparian Corridor and Wetland Protection**

- (LCP) Require environmental review of all proposed development projects affecting riparian corridors or wetlands and preparation of an Environmental Impact Report or Biotic Report for projects which may have a significant effect on the corridors or wetlands.

**5.2.9 Management Plans for Wetland Protection**

- (LCP) Require development in or adjacent to wetlands to incorporate the recommendations of a management plan which evaluates: migratory waterfowl use December 1 to April 30; compatibility of agricultural use and biotic and water quality protection; maintenance of biologic productivity and diversity; and the permanent protection of adjoining uplands.

**5.2.10 Development in Wetland Drainage Basins**

- (LCP) Require development projects in wetland drainage basins to include drainage facilities or Best Management Practices (BMPs) which will maintain surface runoff patterns and water quality, unless a wetland management plan specifies otherwise, and minimize erosion, sedimentation, and introduction of pollutants.

**5.2.11 Breaching of Lagoon, River, Stream or Creek Sandbars**

- (LCP) Do not permit breaching of lagoon sandbars unless the breaching is consistent with an approved management plan for that wetland, river, stream, or creek system.



## Programs

(Also see programs for Maintaining Surface Water Quality in section 5.8. and programs for Biological Diversity and Restoration of Damaged Sensitive Habitats in section 5.1.)

- (LCP) a. Maintain and enforce a Riparian and Wetland Protection ordinance to protect riparian corridors, wetlands, lagoons and inland lakes by avoiding to the greatest extent allowed by law the development in these areas. Maintain a resource management program (Flood Control Zone 4 or similar) to fund protection and restoration of these areas and seek to increase riparian corridor and wetland acreage over the long-term. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. Establish a program in cooperation with the California Department of Fish and Game to identify and revegetate disturbed areas in riparian corridors with appropriate native species. (Responsibility: Planning Department, Flood Control Zone 4)
- (LCP) c. Cooperate with the City of Santa Cruz and the Harbor District in the evaluation of the Arana Creek Marsh and evaluate other appropriate marsh areas for rare and endangered plants and devise a Biotic Management Plan for their preservation. Investigate ways to return the marshes to their natural state. (Responsibility: Public Works, Port Commission, Flood Control Zone 4)
- (LCP) d. In conjunction with AMBAG, the City of Watsonville, and the State Water Resources Control Board, develop and implement a coordinated resource management plan for the Watsonville Slough system and surrounding wetlands to improve water quality and biological habitat. (Responsibility: Flood Control, Public Works, AMBAG, City of Watsonville, and/or other appropriate agencies)
- (LCP) e. Follow the guidelines in the Pajaro River Corridor and Lagoon Management Plans to improve environmental quality of the riparian corridor and to reduce the risk of flooding to Watsonville and surrounding areas. (Responsibility: Pajaro River Task Force, Public Works, Flood Control Zone 7, Army Corps of Engineers, City of Watsonville, Board of Supervisors, Monterey County, and/or other appropriate agencies)
- f. Review site-specific recommendations in Urban Watersheds Study in connection with the design of drainage and other improvements and the review of development projects in or adjacent to riparian corridors within the Urban Services Line. Incorporate suggested restoration and enhancement measures where practical. Develop long-term plans to implement other suggested measures. (Responsibility: Planning Department, Public Works, Redevelopment Agency, and/or other appropriate agencies)
- (LCP) g. Prepare a map of all wetlands and wetland drainage basins in the County. Seek funding and support for development of management plans for wetlands from state and federal agencies and explore the possibility of establishing a development-funded wetland management program to prepare wetland management plans.

## AQUATIC AND MARINE HABITATS

### Objective 5.3 Aquatic and Marine Habitats

- (LCP) To identify, preserve and restore aquatic and marine habitats; to maximize scientific research and education which emphasizes comprehensive and coordinated management consistent with the mission of the Monterey Bay National Marine Sanctuary; and to facilitate multiple use and recreation opportunities compatible with resource protection.

#### Policies

##### 5.3.1 Support the Monterey Bay Sanctuary

- (LCP) Support the mission of the Monterey Bay National Marine Sanctuary to facilitate the long-term management, protection, understanding and awareness of its resources and qualities.

##### 5.3.2 Protecting Shorebird Nesting Sites

- (LCP) Discourage all activities within 100 feet of shorebird nesting sites during nesting season (March-July). Prohibit dogs from beaches having nesting sites.

##### 5.3.3 Davenport Pier, Rock Cliffs and Outcrops

- (LCP) Maintain low intensity use, such as nature observation and educational instruction on and adjacent to the Davenport Pier, Rock Cliffs and rock outcrops.

##### 5.3.4 Coastal Dunes and Strand

- (LCP) Prohibit off-road vehicle use in the coastal dunes and strand, and discourage other uses with the potential to degrade dune habitat. Where trails through dunes are permitted, utilize wooden boardwalks or other techniques to minimize damage to dune habitat.

##### 5.3.5 Anadromous Fish Streams

- Require new water diversions, dams and reservoirs which are constructed on anadromous fish streams to be designed to protect fish populations and to provide adequate flow levels for successful fish production.

##### 5.3.6 Marine Mammal Hauling Grounds

- (LCP) Prevent access to the bluff top observation points likely to cause disturbance to animals. Discourage access to immediately adjacent beach areas where necessary to minimize disturbance by roping off sensitive areas and posting explanatory signs along fence lines and restricted paths. Fence where necessary to prevent marine mammals from crossing Highway One.

## Programs

- (LCP) a. Support the designation of a Monterey Bay State Seashore. (Responsibility: Board of Supervisors)
- (LCP) b. Encourage creation of wildlife sanctuaries where appropriate; and pursue financing for their acquisition, including state and federal grants and private donations. (Responsibility: Planning Department, POSCS)
- (LCP) c. Discourage feeding of waterfowl in coastal lagoons through signage and public displays and develop a program to inform the public about the adverse effects of overfeeding waterfowl. (Responsibility: State Parks, POSCS)
- (LCP) d. Prevent, as much as possible, disturbance of shorebird resting and roosting sites by roping off sensitive areas, posting explanatory signs, and other means. (Responsibility: State Parks, State Fish and Game)
- (LCP) e. Close or improve trails across dunes, encourage use of alternate trails. Stabilize and restore dune environments where disturbed. (See policies, Shoreline Access section.) (Responsibility: State Parks, POSCS)
- (LCP) f. Enforce leash laws to the fullest extent possible. (Responsibility: Board of Supervisors, law enforcement agencies)
- g. Manage anadromous sport fishing so that overall productivity of the native fish population is enhanced and restored; discourage introduction of non-native species into streams. (Responsibility: State Fish and Game Department, Planning Department, Zone 4, Fish and Game Commission)
- (LCP) h. Identify and restore aquatic and marine habitats which have been damaged due to human activities. (Responsibility: State Fish and Game, Board of Supervisors.)



## **Objective 5.4 Monterey Bay and Coastal Water Quality**

- (LCP) To improve the water quality of Monterey Bay and other Santa Cruz County coastal waters by supporting and/or requiring the best management practices for the control and treatment of urban run-off and wastewater discharges in order to maintain local, state and national water quality standards, protect County residents from health hazards of water pollution, protect the County's sensitive marine habitats and prevent the degradation of the scenic character of the region.

### **Policies**

#### **5.4.1 Protecting the Monterey Bay National Marine Sanctuary from Adverse Impacts**

- (LCP) Prohibit activities which could adversely impact sensitive habitats of the Monterey Bay National Marine Sanctuary, including the discharge of wastes and hazardous materials. The main sources of concern are wastewater discharge, urban runoff, toxic agricultural drainage water, including that originating outside of Santa Cruz County, and the accidental release of oil or other hazardous material from coastal tanker traffic.

#### **5.4.2 Definition of Wastewater**

- (LCP) Identify "wastewater" as all domestic and municipal sewage and other potentially toxic and/or hazardous materials or effluent resulting from industrial processes or other sources including brine from desalinization plants. Wastewater includes petrochemical compounds, "drilling mud" and associated potentially hazardous substances which may be directly or indirectly discharged into Monterey Bay or other coastal waters of Santa Cruz County as a result of exploratory or other oil drilling. Wastewater shall not include storm water runoff, unless so determined by the California Regional Water Quality Control Board.

#### **5.4.3 Wastewater Discharges Into Coastal Waters**

- (LCP) Require a review of any new and/or increased wastewater discharge into the Monterey Bay or other coastal waters to address the potential marine water quality impacts and determine necessary mitigations.

#### **5.4.4 Disclosure of Chemical and Biological Characteristics of Wastewater**

- (LCP) Require full disclosure of the projected chemical and biological characteristics of all proposed new and/or expansion of wastewater discharges to the Monterey Bay or other coastal waters of Santa Cruz County. Require full disclosure of the projected chemical and biological characteristics of wastewater entering treatment and pretreatment facilities connected with new and/or expansion of wastewater discharges to Monterey Bay or other coastal waters of Santa Cruz County. Particular areas of concern include toxic chemicals, toxic metals, bacteria, virus and other constituents identified as threats to the health and safety of coastal waters.

#### **5.4.5 Levels of Wastewater Treatment**

- (LCP) Require complete information on levels of treatment proposed at the treatment and pretreatment facilities to remove those constituents identified or anticipated in all proposed new and/or expansion of wastewater discharges to the Monterey Bay and other coastal waters of Santa Cruz County. This information shall also include reliability and efficiency data of the proposed treatment.

#### **5.4.6 Monitoring Wastewater Treatment**

- (LCP) Require a comprehensive monitoring plan for testing of wastewater at treatment and pretreatment facilities for critical constituents or indicators identified or anticipated in all proposed new and/or increased wastewater discharges into the Monterey Bay and other coastal waters.

**5.4.7 Location and Methods of Wastewater Discharge**

(LCP) Require oceanographic studies to determine the most suitable location and methods for wastewater discharge into the Monterey Bay or coastal waters.

**5.4.8 Baseline Tests for Wastewater Discharge Sites**

(LCP) Require tests of ocean waters at proposed wastewater discharge sites and surrounding waters to establish baseline or background levels of toxic chemicals, toxic metals, bacteria and other water quality constituents. These tests must be performed no more than one year prior to submittal of the proposal. Historical data may not be substituted for this requirement.

**5.4.9 Toxicity Studies for Proposed Wastewater Discharges**

(LCP) Require toxicity studies to determine the impacts of the proposed wastewater discharges on marine life, as well as on recreational uses of the coastal waters.

**5.4.10 New and/or Increased Wastewater Discharges**

(LCP) Approve new and/or increased wastewater discharges only if they will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any applicable local, state or federal water quality standards.

**5.4.11 Land Disposal of Wastewater**

(LCP) Encourage land disposal of wastewater after adequate treatment to State wastewater reclamation standards to assist in recharging groundwater aquifers and maintaining higher summer stream flows.

**5.4.12 Disturbances of Coastal Waters, Wetlands, Estuaries and Lakes**

(LCP) Prohibit the diking, filling and dredging of open coastal waters, wetlands, estuaries, and lakes. Allow exceptions only for the following purposes and only where there is no other feasible, less environmentally damaging alternative:

- (a) Incidental public service purposes, including, but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- (b) Restoration purposes, including the protection and enhancement of existing harbors, and where the activity will maintain and enhance the functional capacity of the wetland or estuary as determined through the County environmental review process in conjunction with the California Department of Fish and Game and U.S. Army Corps of Engineers.
- (c) Nature study, aquaculture, or similar resource-dependent activities.

**5.4.13 Redistribution of Dredged Materials**

(LCP) Require the redistribution of dredged materials into the same littoral cell from which it was taken in an effort to continue beach replenishment as long as the materials are suitable and non-toxic and the deposition of the materials will not adversely affect marine environments or recreational uses. The deposition of such materials must be timed and located so as not to interfere with shoreline processes, longshore current systems, and public beach use.

**5.4.14 Water Pollution from Urban Runoff**

(LCP) Review proposed development projects for their potential to contribute to water pollution via increased storm water runoff. Utilize erosion control measures, on-site detention and other appropriate storm water best management practices to reduce pollution from urban runoff.



## **Programs**

- (LCP) a. Continue to coordinate with federal, state and other local agencies, including NOAA, California Coastal Commission, Regional Water Quality Control Board, and AMBAG to manage and protect the resources of the Monterey Bay National Marine Sanctuary. (Responsibility: Planning Department, State Parks)
- (LCP) b. Continue participation in the state and federal oil spill contingency planning process to protect the Monterey Bay National Marine Sanctuary, including the development of a local oil spill contingency plan in accordance with state and federal regulation. (Responsibility: Planning Department, Coast Guard, State Parks)
- (LCP) c. Continue to review and regulate marine water quality impacts of proposed new and/or increased wastewater discharges into Monterey Bay and the coastal waters. (Responsibility: Planning Department, Environmental Health, State Regional Water Quality Control Board, State Parks)
- (LCP) d. Continue periodically to review state and federal water quality standards associated with wastewater discharges to the ocean to determine if more stringent local standards are required. (Responsibility: Environmental Health, State Parks)
- (LCP) e. Develop a program in conjunction with the Harbor District and other concerned agencies to ensure that dredged materials from the harbor will not harm the marine environment or adversely affect public beach use. (Responsibility: Port Commission, Regional Water Quality Control Board, Environmental Health, State Parks)
- (LCP) f. Work with cities and counties in the Monterey Bay area to address upcoming federal and state regulations for stormwater pollution control and to study the technical, institutional, financial and legal aspects of implementing AMBAG's Urban Runoff Water Quality Management Plan for the Monterey Bay Region. (Responsibility: Public Works, Flood Control, AMBAG, Regional Water Quality Control Board)



## **WATER RESOURCES**

This section is closely linked to the Parks, Recreation and Public Facilities Element sections on water supply, wastewater treatment and disposal and drainage. The policies and programs here are meant to reinforce and compliment those in the Public Facilities section. This section is organized as follows: surface water policies including water supply; water quality and in-stream flows; and groundwater policies including groundwater supply, recharge and quality.

### **SURFACE WATER**

#### **Objective 5.5a Watershed Protection**

(LCP) To protect and manage the watersheds of existing and future surface water supplies to preserve the quality and quantity of water produced and stored in these areas to meet the needs of County residents, local industry, agriculture, and the natural environment.

#### **Objective 5.5b San Lorenzo River Watershed Management**

(LCP) To restore, manage, and protect the San Lorenzo River Watershed to maximize the quality and quantity of water resources in that basin.

#### **Objective 5.5c Least Disturbed Watersheds**

(LCP) To protect the Least Disturbed Watershed areas that support the remaining clear running streams to preserve their water supply, recreation, and wildlife support values.

### **Policies**

#### **5.5.1 Watershed Designations**

(LCP) Designate on the General Plan and LCP Resources Maps those Water Supply Watersheds listed in Figure 5-1.

**Figure 5-1 (page 1 of 2)  
Water Supply Watersheds**

<u>Source</u>	<u>Purveyor</u>
<b>North Coast</b>	
San Vicente Creek	Davenport Water System
Mill Creek	Davenport Water System
Liddell Spring	City of Santa Cruz
Reggiardo Creek	Bonnymeade Mutual Water Company City of Santa Cruz
Laguna Creek	City of Santa Cruz
Redwood Spring (Tributary to Majors Creek)	Redwood Spring Mutual Water Company
Majors Creek	City of Santa Cruz
Pescadero Creek & Tributaries	Portola State Park
Sempervirens Creek	Big Basin State Park
<b>San Lorenzo</b>	
San Lorenzo River	City of Santa Cruz Park Mutual Water Company San Lorenzo Woods Mutual Water Company
Spring (Tributary to San Lorenzo River)	San Lorenzo Woods Mutual Water Company
Bear Creek	San Lorenzo Valley Water District
Spring (Tributary to Bear Creek)	J.B. Ranch Mutual Water Company
Hare Creek	Big Basin Water Company
Jamison Springs	Big Basin Water Company
Corvin Spring	Big Basin Water Company
Forest Spring	Forest Springs Mutual Water Company Big Basin Water Company
Bracken Brae Creek	Bracken Brae Country Club
Spring (Tributary to Bracken Brae Creek)	Bracken Brae Country Club
Peavine Creek	San Lorenzo Valley Water District
Silver Creek	San Lorenzo Valley Water District
Foreman Creek	San Lorenzo Valley Water District
Harmon Creek	San Lorenzo Valley Water District
Clear Creek	San Lorenzo Valley Water District
Sweetwater Creek	San Lorenzo Valley Water District
Mountain Springs (Tributary to Marshall Creek)	Mountain Springs Mutual Water Company
Earl-Manson Spring	San Lorenzo Valley Water District
Spring (Tributary to Love Creek)	Love Creek Heights Mutual Water Company
Newell Creek Reservoir	City of Santa Cruz
Fall Creek	Citizens Utilities
Bennet Creek	Citizens Utilities
Bull Creek	Citizens Utilities
Miller Creek (Tributary to Zayante Creek)	Mountain Charlie Water Works
Mountain Charlie Creek	Mountain Charlie Water Works
Lompico Creek	Lompico County Water District

**Figure 5-1 (page 2 of 2)**  
**Water Supply Watersheds**

<b>Source</b>	<b>Purveyor</b>
<b>San Lorenzo (continued)</b>	
Spring (Tributary to Zayante Creek)	Quail Hollow Circle Mutual Water Company
Spring (Tributary to Zayante Creek)	Olympia Mutual Water Company
Spring (Tributary to Zayante Creek)	Zayante Acres Mutual Water Company
Spring (Tributary to Zayante Creek)	Moon Meadows Mutual Water Company
Bean Creek	Big Redwood Mutual Water Company
Spring (Tributary to Bean Creek)	Big Redwood Mutual Water Company
Redwood Springs (Tributary to Bean Creek)	Mount Hermon Association
Ferndell Springs (Tributary to Bean Creek)	Mount Hermon Association
Arcadia Spring (Tributary to Zayante Creek)	Mount Hermon Association
Weasel Gulch (Tributary to Gold Gulch)	Forest Lakes Mutual Water Company
Spring Gulch (Tributary to Gold Gulch)	Forest Lakes Mutual Water Company
McClellan Gulch (Tributary to Gold Gulch)	Forest Lakes Mutual Water Company
Gold Gulch	Forest Lakes Mutual Water Company
Tunnell Gulch (Tributary to Gold Gulch)	Forest Lake Mutual Water Company River Grove Mutual Water Company
Powder Mill Creek	Paradise Park
<b>Soquel-Aptos</b>	
Laurel Creek	Villa del Monte Mutual Water Company
West Branch Soquel Creek	Summit Mutual Water Company
Spring (Tributary to West Branch Soquel Creek)	Redwood Lodge Mutual Water Company
Spring (Tributary to West Branch Soquel Creek)	Cathedral Woods Mutual Water Company
Spring (Tributary to West Branch Soquel Creek)	Olive Springs Mutual Water Company
<b>Pajaro</b>	
Corralitos Creek	City of Watsonville
Browns Valley Creek	City of Watsonville
<b>Potential Reservoir Sites</b>	
<b>Reservoir</b>	<b>Stream</b>
<b>Mid County</b>	
Glenwood	West Branch of Soquel Creek
Upper Soquel	Soquel Creek
<b>South County</b>	
Pescadero	Pescadero Creek
College Lake	Salsipuedes Creek



**5.5.2 Least Disturbed Watershed Designations**

(LCP) Designate the following watershed areas as Least Disturbed Watersheds:

Waddell Creek Watershed, including Blooms Creek  
Scott Creek and Big Creek Watershed above their confluence, and  
    Scott Creek tributaries below Swanton Road  
Jamison Creek Watershed  
Clear Creek Watershed  
Fall Creek Watershed  
Eagle Creek Watershed  
Greenoaks Creek  
Año Nuevo Creek  
Molino Creek  
Baldwin Creek and Peasley Creek: above Highway 1  
Wilder Creek: above Highway 1  
Laguna Creek and Majors Creek, designated corridors between  
    Highway 1 and the City of Santa Cruz water diversions.

**5.5.3 Water Quality Constraint Area Designation**

(LCP) Designate the following areas located within one mile upstream of intakes used for public water supply as Water Quality Constraint areas:

- (a) City of Santa Cruz intakes on Reggiardo, Laguna and Majors Creek, and Liddell Spring;
- (b) Bonnymede Mutual intake on Reggiardo Creek; and
- (c) Davenport water system intakes on Mill and San Vicente Creek.

**5.5.4 Minimum Size for Existing Parcels in Water Quality Constraint Areas**

(LCP) Require 2 1/2 net acre minimum parcel sizes for development of existing lots of record within Water Quality Constraint Areas. Allow exceptions to the 2 1/2 net acre minimum parcel size only where consistent with the existing Sewage Disposal ordinance.

**5.5.5 Minimum Size for Developing Existing Parcels of Record in Water Supply Watersheds**

(LCP) Require one net acre minimum parcel sizes for development of existing lots of record in Water Supply Watersheds in the Coastal Zone and in the North Coast and Bonny Doon Planning Areas, and in the San Lorenzo Water Supply Watershed, in accordance with the existing Sewage Disposal ordinance and incorporate as General Plan and LCP Land Use Plan requirements the provisions of the existing Sewage Disposal ordinance with respect to Kristen Park and Water Quality Constraint Areas. (See policy 5.5.6.)

**5.5.6 Land Division and Density Requirements in Water Supply Watersheds**

(LCP) Outside the Coastal Zone, require new parcel sizes to be an average of at least 10 gross acres in existing or proposed Water Supply Watersheds and allow a maximum average residential density of one dwelling unit per 10 gross acres for parcels which are not divided. Inside the Coastal Zone, require new parcel sizes to be an average of at least 20 gross acres in existing and proposed Water Supply Watersheds and within the North Coast and Bonny Doon Water Supply Watersheds extending outside the Coastal Zone, and allow a maximum average residential density of one dwelling unit per 20 gross acres for parcels which are not divided. These restrictions do not apply in the San Lorenzo River Watershed on lands:

- (a) designated Urban Residential or Suburban Residential, or
- (b) designated Rural Residential areas where the average parcel size within 1/4 mile of the subject parcel boundary is less than 1 gross acre. (See policy 5.5.5.)

**5.5.7 Land Division and Density Requirements in Least Disturbed Watersheds**

(LCP) Maintain Least Disturbed Watersheds in open space densities by requiring an average 40 gross acre minimum parcel size for new parcels within Least Disturbed Watersheds and permit land divisions only where consistent with open space protection and where beneficial to the public, such as parcels for public facilities including public well sites, fire stations and utility rights of way. Allow a maximum average residential density of one dwelling unit per 40 gross acres for parcels which are not divided.

**5.5.8 Allowed Uses in Water Supply and Least Disturbed Watersheds**

Require uses in Water Supply Watershed and Least Disturbed areas to be compatible with watershed protection policies and limited to open space uses or recreational and residential uses at the specified Watershed densities, unless otherwise exempted.

**5.5.9 Development Activities Within Water Supply and Least Disturbed Watersheds**

Require all grading, building, and timber harvesting in Water Supply and Least Disturbed Watersheds to meet strict standards for erosion control and protection of water quality as outlined in the Erosion Hazard and Drainage Facilities sections of this Plan and as identified in the San Lorenzo River Watershed Management Plan.

**5.5.10 Retaining Undeveloped Lands in Watersheds**

Encourage property owners in designated watershed areas to sign Open Space Easement contracts or pursue other mechanisms to retain undeveloped lands within Water Supply Watersheds.

**5.5.11 Timber Harvest Review Process in Watersheds**

Utilize the timber harvest review process to condition applications in Water Supply and Least Disturbed Watersheds so that sustained yield programs are required to comply with restrictions or regulations on winter operations and other conditions to protect the watersheds.

**5.5.12 Drainage Design in Water Supply Watersheds**

(LCP) Require retention of stormwater runoff from impervious surfaces for all new development in Water Supply Watersheds through on-site percolation methods where feasible, so that runoff will not exceed predevelopment runoff levels. Utilize on-site detention methods where percolation methods are not feasible. Either system should conform to the minimum design storm as determined by the County Design Criteria.

**5.5.13 Proposed Water Supply Reservoir Site Designation**

Designate on the General Plan and LCP Land Use Plan Resources Maps the following areas as proposed water supply reservoir sites: Glenwood Reservoir on the west branch of Soquel Creek, Upper Soquel Reservoir on Soquel Creek, College Lake on Salsipuedes Creek and Pescadero Reservoir on Pescadero Creek.

**5.5.14 Development Activities Within Proposed Reservoir Protection Areas**

Prohibit development activities, including land divisions within reservoir protection areas, unless such activities promote reservoir protection or facilitate reservoir development. Allow one single-family dwelling unit per existing parcel of record within a reservoir protection area after providing the water supply agency proposing the reservoir with notice of the filing of the application and providing the agency with a reasonable opportunity to acquire the parcel. Reservoir protection areas consist of the proposed water supply reservoir sites and areas within 1,250 feet from the high water elevation of reservoirs, as shown on the General Plan and LCP Resources and Constraints maps.



**5.5.15 Septic Constraint Area Designation**

Designate those areas having high groundwater conditions, poor soil conditions, known septic system problems or are primary groundwater recharge areas as shown on maps on file with the Director of Environmental Health as Septic Constraint Areas.

**5.5.16 Minimum Lot Size In Septic Constraint Areas**

(LCP) Require a 15,000 net square foot minimum lot size for existing lots of record in Septic Constraint Areas unless constraint area designation is removed in accordance with the provisions of the Sewage Disposal ordinance.

**5.5.17 Sewage Disposal Ordinance**

(LCP) Continue to enforce the standards of the County's Sewage Disposal ordinance based on the following:

- (a) Do not allow variances to sewage disposal regulations that would permit lots of less than 15,000 net square feet to obtain septic permits when a public water supply is not available.
- (b) Permit installation of individual sewage disposal systems within an easement on another lot only to allow repairs of existing systems.

**Programs**

a. Implement the San Lorenzo River Watershed Management Plan to protect and restore the water resources of the San Lorenzo River Watershed. (Responsibility: Planning Department, Board of Supervisors)

(LCP) b. Continue to monitor surface water quantity and quality to locate and identify water quality problems arising from point and nonpoint sources of pollution affecting public health and the environment. (Responsibility: Flood Control Zone 4, Public Works, Water Purveyors, Environmental Health)

c. Continue to implement a wastewater management program for septic system inspection and maintenance for the San Lorenzo Watershed. Consider expanding this program to other Water Supply Watersheds and areas adjacent to rivers, lakes and lagoons and other areas where there are known septic problems. (Responsibility: Environmental Health, Board of Supervisors)

d. Continue to notify affected water purveyors and provide opportunity to comment on any development project or Timber Harvest Permit proposed to be located in a Water Supply Watershed. (Responsibility: Planning Department)

e. Periodically review, in connection with review of the General Plan, designated reservoir sites to eliminate sites not currently proposed for actual reservoir use in the future. Periodically review the list of Water Supply Watersheds for proposed additions and deletions. (Responsibility: Planning Department, Planning Commission, Water Purveyors, Board of Supervisors)

(LCP) f. Encourage, support, and seek funding for the preparation of watershed management plans for other watersheds. (Responsibility: Planning Department, Flood Control Zone 4, Water Management Agencies)



## **Objective 5.6 Maintaining Adequate Streamflows**

To protect and restore in-stream flows to ensure a full range of beneficial uses including recreation, fish and wildlife habitat and visual amenities as part of an ecosystem-based approach to watershed management.

### **Policies**

#### **5.6.1 Minimum Stream Flows for Anadromous Fish Runs**

(LCP) Pending a determination based on a biologic assessment, preserve perennial stream flows at 95% of normal levels during summer months, and at 70% of the normal winter baseflow levels. Oppose new water rights applications and time extensions, change petitions, or transfer of existing water rights which would individually diminish or cumulatively contribute to the diminishment of the instream flows necessary to maintain anadromous fish runs and riparian vegetation below the 95%/70% standard.

#### **5.6.2 Designation of Critical Water Supply Streams**

(LCP) Designate the following streams, currently utilized at full capacity, as Critical Water Supply Streams: Laguna, Majors, Liddell, San Vicente, Mill and Reggiardo Creeks; San Lorenzo River and its tributaries above the City of Santa Cruz; Soquel Creek and its tributaries; Corralitos Creek and Browns Valley Creek and their tributaries upstream of the City of Watsonville diversion points. Oppose or prohibit as legal authority allows, new or expanded water diversion from Critical Water Supply Streams. Prohibit new riparian or off stream development, or increases in the intensity of use, which require an increase in water diversions from Critical Water Supply Streams. Seek to restore in-stream flows where full allocation may harm the full range of beneficial uses.

#### **5.6.3 New Major Water Supply Projects**

(LCP) Ensure the development of new major water supply projects are adequately conditioned to protect beneficial instream uses and riparian habitat. For new major water supply projects located in the Coastal Zone, ensure that no development proceeds unless such projects are adequately conditioned to protect beneficial instream uses and riparian habitat with minimal reliance on technologically-based mitigation measures (e.g., relying on hatchery-raised fish instead of maintaining spawning grounds).

#### **5.6.4 Onstream Storage Reservoirs**

(LCP) Prohibit the designation of Scott Creek, Waddell Creek, San Lorenzo River and its tributaries, and Aptos Creek as onstream storage reservoirs.

## **Programs**

- a. Monitor existing and proposed, public and private, stream diversions and applications for water rights. Work with water users to minimize existing impacts where possible and to protect adequate instream flows based on the following considerations:
  - (1) Normal summer and fall streamflows should be preserved and enhanced, where feasible;
  - (2) Adequate winter and spring baseflows should be preserved for fish migration and spawning;
  - (3) Storm flows should be maintained at adequate levels for sediment transport to preserve or enhance downstream habitat, to maintain County beaches, and to allow for natural, seasonal lagoon sand berm breaching.
  - (4) Groundwater recharge areas should be protected.(Responsibility: State Water Resources Board, Department of Fish and Game)
- b. Protest water right applications that are inconsistent with policies for streamflow protection. (Responsibility: Planning Department, Flood Control Zone 4, Board of Supervisors)
- (LCP) c. Develop a monitoring program to ensure that Statements of Diversion and Water Use are filed by all water users as required by the State Water Resources Control Board, Division of Water Rights. (Responsibility: Planning Department, Flood Control Zone 4, Environmental Health)
- d. Develop a program to enforce the terms and conditions of the Soquel Creek adjudication decree and any other stream adjudications which may occur. (Responsibility: Flood Control Zone 4)
- e. Investigate stream conditions during low flow periods to ensure perennial flow throughout Soquel Creek and the San Lorenzo River. (Responsibility: Planning Department)
- f. Request the intervention of the State Water Resources Control Board, the California Department of Fish and Game, and other interested agencies to evaluate and act on unauthorized surface water diversions and underflow extractions. (Responsibility: County Fish and Game Commission, Planning Department, Flood Control Zone 4, Board of Supervisors)
- (LCP) g. Develop more detailed information on streamflow characteristics, water use, sediment transport, plant and soil moisture requirements, and habitat needs of Critical Water Supply Streams and streams located in the Coastal Zone. Use this information to formulate a more detailed strategy for maintenance and enhancement of streamflows on Critical Water Supply Streams and to better understand the role of streamflows in watershed ecosystems and provide a basis for cooperative management of watershed ecosystems. (Responsibility: Planning Department, Flood Control Zone 4)
- (LCP) h. Coordinate with Environmental Health on the issuance of water well permits in stream sediments to avoid adverse impacts on in-stream flows. (Responsibility: Planning Department, Flood Control Zone 4, Environmental Health)
- i. Coordinate with the Pajaro Valley Water Management Agency to carry out projects that enhance or restore to the maximum extent possible in-stream flows on Corralitos and Browns Creeks. (Responsibility: Planning Department, Board of Supervisors, Flood Control Zone 4)



## **Objective 5.7 Maintaining Surface Water Quality**

- (LCP) To protect and enhance surface water quality in the County's streams, coastal lagoons and marshes by establishing best management practices on adjacent land uses.

### **Policies**

#### **5.7.1 Impacts From New Development On Water Quality**

- (LCP) Prohibit new development adjacent to marshes, streams and bodies of water if such development would cause adverse impacts on water quality which cannot be fully mitigated

#### **5.7.2 Minimum Septic System Setback From Natural Waterways**

- (LCP) Prohibit installation of septic tanks or leach fields within 100 feet of all natural waterways including perennial or intermittent streams, seasonal water channels and natural bodies of standing water. An exception may be made for the repair of existing systems, if the 100 foot setback cannot be maintained, and adequate provisions are made for water quality protection.

#### **5.7.3 Erosion Control For Stream and Lagoon Protection**

- (LCP) For all new and existing development and land disturbances, require the installation and maintenance of sediment basins, and/or other strict erosion control measures, as needed to prevent siltation of streams and coastal lagoons. (Also see Erosion policies in section 6.3.)

#### **5.7.4 Control Surface Runoff**

- (LCP) New development shall minimize the discharge of pollutants into surface water drainage by providing the following improvements or similar methods which provide equal or greater runoff control:
- (a) include curbs and gutters on arterials, collectors and locals consistent with adopted urban street designs; and
  - (b) oil, grease and silt traps for parking lots, land divisions or commercial and industrial development.

#### **5.7.5 Protecting Riparian Corridors and Coastal Lagoons**

- (LCP) Require drainage facilities, including curbs and gutters in urban areas, as needed to protect water quality for all new development within 1000 feet of riparian corridors or coastal lagoons.

#### **5.7.6 Maintaining Saltwater Inflow to Coastal Lagoons**

- (LCP) Prohibit new development, site alteration or road projects adjacent to coastal lagoons unless it can be demonstrated that such projects will not restrict, impound or otherwise interfere with the natural drainage patterns and tidal circulation.

#### **5.7.7 Stormwater Discharge Permit Requirements**

- (LCP) Once the State and Regional Water Quality Control Boards promulgate new stormwater discharge permit requirements for municipal and industrial stormwater systems, obtain appropriate permits for all existing storm drainage systems and proposed drainage facilities and adhere to best management practices.

#### **5.7.8 Animal Keeping**

- Require all stables and other animal keeping operations to be managed to prevent discharge of sediment, nutrients, and contaminants to surface and groundwater.



## **Programs**

- (LCP) a. In coordination with the Regional Water Quality Control Board, identify and control point and nonpoint sources of water quality contamination. (Responsibility: Flood Control Zone 4, Environmental Health, Public Works)
- (LCP) b. Continue to conduct a comprehensive monitoring program to assess long-term trends in surface and groundwater quality and to identify water quality problems arising from point and nonpoint sources of pollution affecting public health and the environment. (Responsibility: Flood Control Zone 4, Environmental Health, Public Works, Regional Water Quality Control Board, PVWMA)
- (LCP) c. Monitor urban runoff water quality from residential, commercial and industrial sources that may contribute to the pollution in urban areas. (Responsibility: Flood Control Zone 4)
- (LCP) d. Establish design standards for new drainage facilities discharging into local streams to reduce nonpoint-source pollution. (Responsibility: Planning Department, Public Works, Redevelopment Agency)
- (LCP) e. Develop a program for control of nonpoint source pollution from agricultural activities. (Responsibility: Agricultural Commissioner, Agricultural Policy Advisory Commission, PVWMA, Board of Supervisors)
- (LCP) f. Expand educational programs regarding application and handling of fertilizers and pesticides which encourage lower fertilizer use rates and emphasize protection of water quality. (Responsibility: Agricultural Commissioner)
- (LCP) g. Establish a program to provide curbs and gutters on selected major roads in urban areas where development already exists or as new development is approved. (Responsibility: Redevelopment Agency, Planning Department, Public Works, Planning Commission, Board of Supervisors)
- (LCP) h. Establish a program for street sweeping of selected major roads in the urban areas, with highest priority given those roads that drain into coastal lagoons. (Responsibility: Public Works, Board of Supervisors)
- (LCP) i. Work cooperatively with the State Parks Department, California Department of Fish and Game, the University of California and other relevant agencies to initiate water quality restoration programs for coastal lagoons which will restore and improve natural drainage and saltwater balances, protect the natural habitat, and mitigate public health hazards. (Responsibility: POSCS, Public Works, Planning Department)
- (LCP) j. Monitor water and sediment quality of coastal lagoons and sloughs to determine the severity of eutrophication and to quantify levels of contaminants and pesticides present. Identify sources of contamination and seek funding to implement control measures. (Responsibility: Flood Control Zone 4, Environmental Health)
- (LCP) k. Work with the State Parks Department to develop and subsequently implement the recommended actions of the Water Quality Management Plan for Schwan Lake. (Responsibility: Flood Control, Public Works, POSCS, Planning Department)
- l. Implement a periodic program of water quality analysis for wetlands to document trends in water pollution. (Responsibility: Flood Control Zone 4)

- (LCP) m. Monitor surface and groundwater near the County's Buena Vista Landfill and the Watsonville City Landfill as part of the County's water quality monitoring program and cooperate with the City in addressing water quality problems. Pursue studies and implement corrective measures to eliminate or reduce leachates entering Gallighan Slough. (Responsibility: Public Works, Flood Control Zone 4, Regional Water Quality Control Board, City of Watsonville, California Integrated Waste Management Board)
- n. Participate in the development and implementation of a regional stormwater management plan being prepared by AMBAG. Seek funds to implement stormwater management plans when required by federal law. (Responsibility: Public Works, Board of Supervisors)
- o. Provide training to engineering and planning staff who review project plans in design and maintenance of stormwater contaminant removal systems (non-point source pollutants) and other Best Management Practices (BMPs). (Responsibility: Public Works, Planning Department)

## **Objective 5.8a Groundwater Protection**

- (LCP) To protect the quantity and quality of the County's groundwater resources through an integrated program of land use regulation and runoff management in groundwater recharge areas, careful water quality monitoring and management of extractions consistent with long-term sustainable water supply yields.

## **Objective 5.8b Overdrafted Groundwater Basins**

- (LCP) To act directly and coordinate and work with relevant water purveyors and agencies to eliminate long-term groundwater overdraft in all water basins where overdraft has been documented.

### **Policies**

#### **5.8.1 Primary Groundwater Recharge Area Designation**

- (LCP) Designate on the General Plan Resource Maps those areas where local soil conditions and underlying geologic formations allow for infiltration and percolation of rainfall and runoff into groundwater basins.

#### **5.8.2 Land Division and Density Requirements in Primary Groundwater Recharge Areas**

- (LCP) Require new parcel sizes to be an average of at least 10 gross acres for parcels with building sites located in primary groundwater recharge areas and allow a maximum average residential density of one dwelling unit per 10 gross acres for parcels which are not divided. Allow exceptions only where the development is:
- (a) located within the Rural Services Line or within the Urban Services Line; and
  - (b) served by a sewage disposal system operated by a County Service Area or public services district which provides at least secondary treatment with nitrogen removal or which disposes of effluent outside the primary groundwater recharge area..

#### **5.8.3 Uses In Primary Groundwater Recharge Areas**

- (LCP) Prohibit any land use in a Primary Groundwater Recharge Area which would allow the percolation of pollutants into the groundwater system.

#### **5.8.4 Drainage Design in Primary Groundwater Recharge Areas**

- (LCP) Require retention of stormwater runoff from impervious surfaces for all new development in Primary Groundwater Recharge Areas through on-site percolation methods so as not to exceed predevelopment runoff levels. Utilize on-site detention methods where percolation methods are not feasible; either system should be designed for a minimum design storm as determined by the County Design Criteria.

#### **5.8.5 Developing Groundwater Resources**

- (LCP) Allow development of groundwater resources when consistent with sustainable yield, protection of streamflows, and maintenance of groundwater quality. Require water systems serving new development to meet applicable standards for yield to ensure a reliable water supply is provided to its users.



**5.8.6 Well Construction Standards**

(LCP) Require new and rehabilitated wells to comply with State and local construction standards as specified in the County well ordinance to prevent contamination of groundwater supplies.

**5.8.7 Pajaro Groundwater Protection Zone Designation**

(LCP) Designate the area west of San Andreas Road from the Pajaro River to Manresa State Beach as the Pajaro groundwater protection zone. Apply special testing and construction standards to identify strata containing poor quality water and to prevent the movement of such water into other aquifers.

**5.8.8 Wells With Poor Water Quality**

(LCP) Require all new wells found to be of unsuitable quality to be promptly sealed according to State standards and inspected by Environmental Health unless mitigating measures can be found to make the water potable and not adversely affect underlying groundwater quality.

**5.8.9 Development Densities With Poor Groundwater Availability**

Limit new development densities through the use of a Rural Density Matrix in areas identified as having poor groundwater availability based on the best available data for the area and the site. (See 2.3.3, Rural Density Matrix.)

**Programs**

a. Cooperate with the State in addressing groundwater basin overdraft problems and seek any available state or federal assistance to support local groundwater management programs. (Responsibility: Public Works, Water Purveyors, Board of Supervisors, Flood Control, Environmental Health, Pajaro Valley Water Management Agency - PVWMA)

(LCP) b. Review and evaluate proposals by water agencies to develop supplemental sources of water supply (such as wastewater reclamation, water importation or surface water development), water conservation, or other means to reverse overdraft seawater intrusion and other basin problems that are occurring in some areas of the County. (Responsibility: Public Works, PVWMA, Water Purveyors and Water Management Agencies, Board of Supervisors, Flood Control Zone 4)

(LCP) c. Work with water purveyors and water management agencies to augment natural groundwater recharge where it is environmentally and fiscally acceptable. (Responsibility: Flood Control, Water Purveyors, PVWMA)

(LCP) d. Continue to evaluate the groundwater recharge areas in the County to determine appropriate densities and uses considering both existing levels of development and new information on geology of the recharge area. (Responsibility: Flood Control, Planning Department, Environmental Health, PVWMA, Water Purveyors, USGS)

(LCP) e. Utilize the County's computerized mapping system to update and further delineate groundwater recharge areas throughout the County as more detailed information becomes available. (Responsibility: Planning Department, Flood Control, Water Purveyors, PVWMA, Board of Supervisors)

- f. Institute monitoring programs to study streambed percolation in Corralitos Creek, Coward Creek, Soquel Creek, Bean Creek, Carbonera Creek and other streams which percolate water into critical groundwater basins. (Responsibility: Flood Control, Water Purveyors, PVWMA)
- g. Continue to work with the City of Watsonville on its Water Use Reduction Program for new and existing urban development within the Pajaro Valley. (Responsibility: Planning Department, PVWMA, City of Watsonville)
- (LCP) h. Continue to work with the Pajaro Valley Water Management Agency to eliminate overdraft and salt water intrusion through implementation of their Basin Management Plan. (Responsibility: Planning Department, PVWMA, Water Advisory Commission, Flood Control Zone 4, Board of Supervisors)
- (LCP) i. Continue to work with the Pajaro Valley Water Management Agency, the Farm Bureau and land owners to ensure maximum water efficiency on agricultural lands in the Pajaro Valley. (Responsibility: Flood Control, PVWMA, Farm Bureau, Agricultural Commissioner)
- j. Work with the appropriate water purveyors and agencies to fully implement a groundwater Basin Management Plan for the Santa Margarita aquifer system in the San Lorenzo Valley and the Scotts Valley area. (Responsibility: Planning Department, Flood Control, Water Purveyors, Water Advisory Commission)
- (LCP) k. Review applications for well water permits for conformance with County well ordinance. Periodically review well construction standards and requirements for the destruction of inactive or abandoned wells. (Responsibility: Environmental Health, PVWMA, Water Advisory Commission, Board of Supervisors)
- l. Assist in development of additional water supply, additional recharge, or offsetting amounts of water conservation for the Pajaro Valley basin to serve the anticipated population increase. (Responsibility: PVWMA, Water Advisory Commission, Planning Department, Water Purveyors)

## HYDROLOGICAL, GEOLOGICAL AND PALEONTOLOGICAL RESOURCES

(Also see policies in section 5.18, Archaeological and Historic Resources.)

### Objective 5.9 Hydrological, Geological and Paleontological Resources

(LCP) To protect hydrological, geological and paleontological resources which stand out as rare or unique and representative in Santa Cruz County because of their scarcity, scientific or educational value, aesthetic quality or cultural significance.

#### Policies

##### 5.9.1 Protection and Designation of Significant Resources

(LCP) Protect significant geological features such as caves, large rock outcrops, inland cliffs and special formations of scenic or scientific value, hydrological features such as major waterfalls or springs, and paleontological features, through the environmental review process. Designate such sites on the General Plan and LCP Resources and Constraints Maps where identified. Currently identified sites of Significant Hydrological, Geological and Paleontological Features are as follows:

Bonny Doon Planning Area:

- (a) Majors Creek Canyon: The cliffs and exposed rocks of this canyon to the east of Highway 1 are outstanding scenic features.
- (b) Martin Road: East and west of Martin Road, encompassed in the botanical sites, are unusual sandhill outcroppings.
- (c) Wilder Creek: This area contains a concentration of limestone caves worth protecting.
- (d) Table Rock: Highly scenic coastal rock formations (sedimentary intrusive bodies) can be found in the vicinity of Table Rock and Yellow Bank Creek.

##### 5.9.2 Protecting Significant Resources Through Easements and Land Dedications

(LCP) Encourage and obtain where possible Open space Easements or other forms of land dedication to conserve as open space those areas containing hydrological, geological or paleontological features of significant scenic or scientific value.

#### Programs

- (LCP) a. Continue to identify hydrological, geological and paleontological features in the County, in addition to those currently identified, and continue to develop and maintain a countywide inventory for these resources. (Responsibility: Planning Department)
- (LCP) b. Develop a program to protect unique hydrological, geological and paleontological resources through the negotiation of Open Space Easements, other deed restrictions, and purchase as necessary. (Responsibility: Planning Department, Board of Supervisors)



## VISUAL RESOURCES

See chapter 8 - Community Design for related policies.

### Objective 5.10a Protection of Visual Resources

(LCP) To identify, protect and restore the aesthetic values of visual resources.

### Objective 5.10b New Development in Visual Resource Areas

(LCP) To ensure that new development is appropriately designed and constructed to have minimal to no adverse impact upon identified visual resources.

## SCENIC PROTECTION IN GENERAL

### Policies

#### 5.10.1 Designation of Visual Resources

(LCP) Designate on the General Plan and LCP Resources Maps and define visual resources as areas having regional public importance for their natural beauty or rural agricultural character. Include the following areas when mapping visual resources: vistas from designated scenic roads, Coastal Special Scenic Areas, and unique hydrologic, geologic and paleontologic features identified in Section 5.9.

#### 5.10.2 Development Within Visual Resource Areas

(LCP) Recognize that visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection may include, but are not limited to, ocean views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Require projects to be evaluated against the context of their unique environment and regulate structure height, setbacks and design to protect these resources consistent with the objectives and policies of this section. Require discretionary review for all development within the visual resource area of Highway One, outside of the Urban/Rural boundary, as designated on the GP/LCP Visual Resources Map and apply the design criteria of Section 13.20.130 of the County's zoning ordinance to such development.

#### 5.10.3 Protection of Public Vistas

(LCP) Protect significant public vistas as described in policy 5.10.2 from all publicly used roads and vista points by minimizing disruption of landform and aesthetic character caused by grading operations, timber harvests, utility wires and poles, signs, inappropriate landscaping and structure design. Provide necessary landscaping to screen development which is unavoidably sited within these vistas. (See policy 5.10.11.)

#### 5.10.4 Preserving Natural Buffers

Preserve the vegetation and landform of natural wooded hillsides which serve as a backdrop for new development. Also comply with policy 8.6.6 regarding protection of ridgetops and natural landforms.

**5.10.5 Preserving Agricultural Vistas**

- (LCP) Continue to preserve the aesthetic value of agricultural vistas. Encourage development to be consistent with the agricultural character of the community. Structures appurtenant to agricultural uses on agriculturally designated parcels shall be considered to be compatible with the agricultural character of surrounding areas.

**5.10.6 Preserving Ocean Vistas**

- (LCP) Where public ocean vistas exist, require that these vistas be retained to the maximum extent possible as a condition of approval for any new development.

**5.10.7 Open Beaches and Blufftops**

- (LCP) Prohibit the placement of new permanent structures which would be visible from a public beach, except where allowed on existing parcels of record, or for shoreline protection and for public beach access. Use the following criteria for allowed structures:
- (a) Allow infill structures (typically residences on existing lots of record) where compatible with the pattern of existing development.
  - (b) Require shoreline protection and access structures to use natural materials and finishes to blend with the character of the area and integrate with the landform.

**5.10.8 Significant Tree Removal Ordinance**

- (LCP) Maintain the standards in the County's existing ordinance which regulates the removal of significant trees and other major vegetation in the Coastal Zone, and provide appropriate protection for significant trees and other major vegetation in areas of the County located within the Urban Services Line.

**5.10.9 Restoration of Scenic Areas**

- (LCP) Require on-site restoration of visually blighted conditions as a mitigating condition of permit approval for new development. The type and amount of restoration shall be commensurate with the size of the project for which the permit is issued. Provide technical assistance for restoration of blighted areas.

Also see policy 6.2.16 regarding shoreline protection.

## SCENIC ROADS

### Policies

#### 5.10.10 Designation of Scenic Roads

(LCP) The following roads and highways are valued for their vistas. The public vistas from these roads shall be afforded the highest level of protection.

##### State Highways

Route 1 — from San Mateo County to Monterey County

Route 9 — from Route 1 to Santa Clara County

Route 17 — from Route 1 to Santa Clara County

Route 35 — from Route 17 to San Mateo County

Route 129 — from Route 1 to San Benito County

Route 152 — from Route 1 to Santa Clara County

Route 236 — from Route 9 in Boulder Creek to Route 9 at Waterman Gap

##### County Roads

Amesti Road — from Varni Road to Browns Valley Road.

Beach Road — from Highway 1 to Palm Beach.

Bonita Drive and San Andreas Road — from Highway 1 to Beach Road.

Bonny Doon Road — from Route 1 to Pine Flat Road.

Browns Valley Road — from Eureka Canyon Road to Hazel Dell Road.

Buena Vista Drive — from San Andreas Road to Larkin Valley Road.

Casserly Road — from Mt. Madonna Road to Highway 152.

Corralitos Road — from Freedom Boulevard to Browns Valley Road.

Empire Grade — from the Santa Cruz City limits to the end of Empire Grade.

East Cliff Drive — from 33rd Avenue to 41st Avenue

Eureka Canyon Road — from Highland Way to Corralitos.

Graham Hill Road — from Lockwood Lane to Route 9.

Hazel Dell Road — from Browns Valley Road to Mt. Madonna Road.

Highland Way — from Summit Road to Eureka Canyon Road.

Ice Cream Grade.

Martin Road — from Pine Flat to Ice Cream Grade

Mt. Hermon Road — from Scotts Valley City limits to Graham Hill Road.

Mt. Madonna Road — from Hazel Dell Road to Casserly Road.

Pine Flat Road — from Bonny Doon Road to Empire Grade.

Sand Dollar Drive.

Smith Grade.

Summit Road — from Highway 17 to Highland Way.

Sunset Beach and Shell Road

Swanton Road — from Route 1 at Davenport Landing to Route 1 at Greyhound Rock.



#### **5.10.11 Development Visible from Rural Scenic Roads**

- (LCP) In the viewsheds of rural scenic roads, require new discretionary development, including development envelopes in proposed land divisions, to be sited out of public view, obscured by natural landforms and/or existing vegetation. Where proposed structures on existing lots are unavoidably visible from scenic roads, identify those visual qualities worthy of protection (See policy 5.10.2) and require the siting, architectural design and landscaping to mitigate the impacts on those visual qualities. (See policy 5.14.10.)

#### **5.10.12 Development Visible from Urban Scenic Roads**

- (LCP) In the viewsheds of urban scenic roads, require new discretionary development to improve the visual quality through siting, architectural design, landscaping and appropriate signage. (See policies 5.10.18, 5.10.19 and 5.10.20.)

#### **5.10.13 Landscaping Requirements**

- (LCP) All grading and land disturbance projects visible from scenic roads shall conform to the following visual mitigation conditions:
- (a) Blend contours of the finished surface with the adjacent natural terrain and landscape to achieve a smooth transition and natural appearance; and
  - (b) Incorporate only characteristic or indigenous plant species appropriate for the area.

#### **5.10.14 Protecting Views in the North Coast and Bonny Doon**

- (LCP) In order to preserve the agricultural and coastal grassland vistas of the North Coast and Bonny Doon Highway 1 view corridor, prohibit the division of all grassland habitat as mapped on the County's Resources and Constraints Maps. (See policies 5.10.11, 5.1.2, 5.1.5 and Figure 2-2.)

#### **5.10.15 Design Review for Public Projects Visible from Scenic Roads**

Require construction and development of any soundwalls and roadside amenities such as turnouts and vista points within or adjacent to Scenic Roads to be reviewed for consistency with the visual resource protection policies of this section and the Zoning ordinance.

### **COASTAL SPECIAL SCENIC AREAS**

#### **5.10.16 Designation of Coastal Special Scenic Areas**

- (LCP) Designate the following as Coastal Special Scenic Areas (See Visual Resources maps) and require development to comply with design criteria set forth in the Coastal Zone Regulation ordinance:
- (a) Bonny Doon sandstone formations, generally found within the borders of Pine Flat Road, Laguna Creek, Ice Cream Grade and Martin Road.
  - (b) The area enclosed by the Swanton Road and Highway 1 scenic roads .

#### **5.10.17 Swanton Road Coastal Special Scenic Area**

- (LCP) In the Swanton Road Coastal Special Scenic area (north of Last Chance Road toward Highway 1), require new development to be hidden from public view. Utilize parcel recombinations and other techniques as appropriate to accomplish this; and at a minimum, require dense landscape screening when it would be impossible to locate otherwise permissible development so as to place it out of public view. Vegetative screenings shall be consistent with patterns and type of existing vegetation and comprised of indigenous species.

## SIGNS AND OVERHEAD WIRES

### Policies

#### 5.10.18 Signs Visible from Scenic Roads

(LCP) Actively discourage the placement of signs which will be visible from scenic roads; where allowed, require strict compliance with the County Sign ordinance to minimize disruption of the natural scenic qualities of the viewshed. Give priority to sign abatement programs for scenic roads.

#### 5.10.19 Highway One Signage in Rural Areas

(LCP) In the rural Highway 1 corridor, allow only Caltrans standard directional, access, and business identification signs except for the commercial area at Davenport.

#### 5.10.20 Highway One Signage in Urban Areas

(LCP) In the urban Highway 1 corridor, allow signage where consistent with the Sign ordinance and any applicable village, town, community, or specific plan.

#### 5.10.21 Illuminated Signs Visible from Scenic Roads

(LCP) In accordance with the County Sign ordinance, allow illuminated signs to be visible from scenic roads only for state and county directional and information signs and in designated commercial and visitor-serving areas. Seek to eliminate all other non-conforming illuminated signs which are visible from scenic roads.

#### 5.10.22 Requirement for Sign Plans

(LCP) Require new project submittal applications to include standard road sign designs for directional, access, and business identification and designate appropriate locations for these signs consistent with the County Sign ordinance and Caltrans requirements.

#### 5.10.23 Transmission Lines and Facilities

(LCP) Require transmission line rights-of-way and facilities to be reviewed in accordance with the Zoning ordinance to minimize impacts on significant public vistas; especially in scenic rural areas, and to avoid locations which are on or near sensitive habitat, recreational, or archaeological resources, whenever feasible.

#### 5.10.24 Utility Service Lines

(LCP) Require underground placement of all new utility service lines and extension lines to and within new residential and commercial subdivisions. Require underground placement of all other new or supplementary transmission lines within views from scenic roads where it is technically feasible, unless it can be shown that other alternatives are less environmentally damaging or would have unavoidable adverse impacts on agricultural operations. When underground facilities are installed parallel to existing above ground lines, require the existing lines to be placed underground with the new lines. When above ground facilities are necessary, require that the design of the support towers or poles be compatible with the surroundings and that lines cross roadways at low elevations or curves in the road in accordance with California Public Utility Commission regulations for public utility facilities.

#### 5.10.25 Access Roads for Transmission Lines

(LCP) Require access roads for transmission line construction and maintenance within scenic corridors to be designed and constructed to parallel the contour of the land and to minimize grading and landscape alterations.



## Programs

- (LCP) a. Complete an inventory and survey to define and map visual resources. Include a survey of plant species and unique natural rock formations. The survey should also locate all signs which are inconsistent with the intent of the scenic resource policies and describe a program for their abatement. Give highest priority to surveying the Highway 1 corridor. (Responsibility: Board of Supervisors, Planning Department)
- b. Prepare a Visual Resource Combining District ordinance to establish a review zone to be placed on all parcels containing visual resources as identified by the Visual Resource Survey. (Responsibility: Planning Commission, Planning Department)
- (LCP) c. Refine the Zoning ordinance so that design criteria for development visible from scenic roads is more specific and consistent with the other policies in this section. (Responsibility: Planning Department)
- d. Consider scenic roads as target areas for programs such as substandard housing improvement, street tree planting, unsafe building abatement, fire prevention, nuisance abatement and weed control programs. (Responsibility: Planning Department, Environmental Health, Public Works, Fire Marshal)
- (LCP) e. Develop a program, based on the visual resource inventory, to restore degraded visual resources. The program should include restoration priorities and should seek funding for landscape screening, and implementation of a planting schedule giving priority to the Highway 1 view corridor and State Highways. Coordinate landscaping with soundwall construction. (Responsibility: Board of Supervisors, Planning Department, Caltrans, Public Works)
- f. Give priority to maintenance activities on State Highways, including litter control, replanting or landscape renovation, resurfacing, and roadside weed control programs. (Responsibility: Caltrans, Public Works)
- (LCP) g. Identify locations for and prioritize construction of scenic overlooks along coastal bluffs in conjunction with the policies in section 7.7, Coastal Recreation. (Responsibility: County Parks, Board of Supervisors)
- h. Review and update the County Sign ordinance. Specific standards for signs proposed adjacent to scenic roads should be developed. (Responsibility: Planning Department, Planning Commission)
- (LCP) i. Maintain a countywide overhead wire undergrounding program with the following areas as highest priorities: Town Plan areas, Coastal Special Communities and vistas from scenic roads. (Responsibility: Public Works, PG&E)
- j. Consider revising the Significant Trees Protection Ordinance to expand the protection to all unincorporated areas within the Urban Services Line of the County. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## OPEN SPACE

### Objective 5.11 Open Space Preservation

- (LCP) To identify and preserve in open space uses those areas which are not suited to development due to the presence of natural resource values or physical development hazards.

## URBAN OPEN SPACE LANDS

### Policies

#### 5.11.1 Designation of Urban Open Space Lands (O-U)

- (LCP) Designate Urban Open Space (O-U) areas on the General Plan and LCP Land Use Maps to identify those lands within the Urban Services Line and Rural Services Line which are not appropriate for development due to the presence of one or more of the following resources or constraints:
- (a) Coastal bluffs and beaches
  - (b) Coastal lagoons, wetlands and marshes
  - (c) Riparian corridors and buffer areas
  - (d) Floodways and floodplains
  - (e) Wooded ravines and gulches which separate and buffer areas of development
  - (f) Slopes over 30 percent
  - (g) Sensitive wildlife habitat areas and biotic resource areas.

#### 5.11.2 Density Credits for Urban Open Space Lands

- (LCP) Allow development density credit for lands designated as Urban Open Space to the extent specifically provided for by the General Plan and LCP Land Use Plan policies governing natural resources and public health and safety.

#### 5.11.3 Development Within Urban Open Space Areas

- (LCP) Consider development within areas identified as Urban Open Space only when consistent with all applicable resource protection and hazard mitigation policies, and only in the following circumstances:
- (a) For one single-family dwelling or other limited-scale use consistent with the adjacent General Plan and LCP Land Use Plan designation on an existing parcel of record if the parcel does not contain other areas for development, and if it is not possible to relocate facilities elsewhere on the property.
  - (b) For other activities when the use is consistent with the maintenance of the area as open space, such as recreational use, habitat restoration, or flood or drainage control facilities.
  - (c) For the location of service infrastructure when it cannot be placed in other locations out of the protected use areas.

#### 5.11.4 Mitigating Development Impacts

- (LCP) Require full mitigation of all potential adverse impacts associated with developments located in Urban Open Space areas.

## RESOURCE CONSERVATION LANDS

### 5.11.5 Designation of Resource Conservation Lands (O-C)

- (LCP) Designate Resource Conservation areas on the General Plan and LCP Land Use Maps to identify those lands which are publicly or privately held for conservation purposes. These preservation lands shall include significant open space lands in the rural areas of the County for the protection of natural resources and habitats, the managed production of resources, outdoor recreational opportunities and protection of public health and safety. Consider the following high priorities:
- (a) Expansion of established preserves, parks or open space areas and connections between existing preserved lands.
  - (b) Areas with significant biological, scenic or other natural resource value which are not adequately protected by current County or other ordinances.

### 5.11.6 Density and Parcel Size Determination for Resource Conservation Lands

- (LCP) On privately owned lands designated Resource Conservation, allow residential development at the same densities as required by policy 2.4.1 for the Mountain Residential Land Use Designation.

## Programs

- (LCP) a. Continue using open space and conservation easements and other methods to help preserve urban and rural open space areas. Review and revise the Open Space Combining District ordinance to achieve clarification of the allowed uses on those properties containing open space easements. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- (LCP) b. Study the use of an open space district or other financial/administrative mechanism to identify, prioritize and acquire (either in fee title or via easements) significant open space lands in the rural or urban part of the County. (Responsibility: Planning Department, County Administrative Office, Board of Supervisors,)
- (LCP) c. As appropriate and necessary, develop an integrated program involving land acquisition, conservation and open space easements, transfer or purchase of development credits, development agreements, lease-back agreements and other mechanisms to achieve open space protection objectives. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- (LCP) d. Work with all relevant government agencies such as the California Fish and Game Department, non-profit groups such as the Nature Conservancy and private land owners to secure funding and achieve open space objectives, while balancing land owner needs. (Responsibility: Board of Supervisors, Planning Department, Other Agencies)
- (LCP) e. Establish the "PR" Parks and Recreation zone district as an interim implementing district to the Resource Conservation land use designation. Investigate the creation of a new zone district which may better define appropriate uses allowed within these designated areas. (Responsibility: Planning Department, Board of Supervisors, Planning Commission)



## TIMBER RESOURCES

### Objective 5.12 Timber Production

- (LCP) To encourage the orderly economic production of forest products on a sustained yield basis under high environmental standards, to protect the scenic and ecological values of forested areas, and to allow orderly timber production consistent with the least possible environmental impacts.

### Policies

#### 5.12.1 Designation of Timberlands

- (LCP) Designate on the General Plan and LCP Resources Maps those timberlands which are devoted to and used for growing and harvesting timber and which are capable of producing an average annual volume of wood fiber of at least 15 cubic feet per acre.

## PERMITTED USES

#### 5.12.2 Uses Within Timber Production Zones

- (LCP) Allow the following types of uses compatible with Timber Production zoned land (TP) in accordance with the Timber Production ordinance:
- (a) The growing and harvesting of timber and other forest products, including Christmas trees, in conformance with the provisions of the Timber Production Zoning ordinance and the Forest Practice Act.
  - (b) Watershed management.
  - (c) Fish and wildlife habitat.
  - (d) Grazing and other agricultural uses on that portion of the land not under timber production.
  - (e) One single-family dwelling, with accessory structures and utilities, on a separate legal parcel of record, subject to the policies of this section.
  - (f) Timber removal as necessary for the safe operation of public utility facilities.

## CONDITIONAL USES

#### 5.12.3 Conditional Uses Within Timber Production Zones

- (LCP) Allow the following types of uses if conditionally approved in accordance with the Timber Production ordinance. Conditional uses must be consistent with the growing of a sustained yield tree crop, with the purposes of the Forest Taxation Reform Act of 1976 and the Timber Production zone district, and should be supported by a timber management plan.
- (a) Mineral production and mining operations, in conformance with the provisions of the Mining Regulations ordinance.
  - (b) Erection, construction, alteration and maintenance of water and transmission facilities.
  - (c) Outdoor recreation, educational or religious activities, in conformance with the provisions of the County's organized camp zoning regulations which do not conflict with the management of the parcel's timber resources.
  - (d) Conversion to agricultural uses not exceeding ten percent of the total of the timber area on the parcel.
  - (e) One habitable accessory structure on a legal parcel of record with a minimum size of 40 gross acres in the Coastal Zone and 10 gross acres in other areas of the County where the guest house will be located in close proximity to the principle residence.
  - (f) Timber processing and other related facilities.



**5.12.4 Land Division and Density Requirements for Timber Production Zoned Lands**

- (LCP) For land divisions of TP zoned lands, require new parcel sizes to be at least 160 gross acres in the Coastal Zone and 40 gross acres in other areas of the County. Where development envelopes are clustered, require new parcel sizes to be an average of 40 gross acres in the Coastal Zone and 10 gross acres in other areas of the County.

For residential development on TP zoned lands where no land division is proposed, allow a maximum residential density of one dwelling unit per 160 gross acres in the Coastal Zone and 40 gross acres in other areas of the County. Where development envelopes are clustered, allow a maximum average residential density of one dwelling unit per 40 gross acres in the Coastal Zone and 10 gross acres in other areas of the County.

**5.12.5 General Conditions for All Development Proposals on Timber Production Zoned Lands**

- (LCP) Require the following conditions be met in connection with any permitted development on Timber Production zoned lands:
- (a) A Timber Management Plan, prepared by a Registered Professional Forester, shall be submitted to and approved by the County for the entire land holding.
  - (b) The individual designated as possessor of timber rights on the property shall enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland and to abide by the provisions of the Timber Management Plan.

**5.12.6 Conditions for Clustered Development Proposals on Timber Production Zoned Lands**

- (LCP) In addition to the conditions listed in 5.12.5, require the following conditions be met in connection with any permitted clustered development on TP zoned lands:
- (a) The timberland shall be managed as one unit under an approved Timber Management Plan for all timber harvest operations and clustered development proposals shall be consistent with all policies of this section and require approval of four-fifths vote of the Board of Supervisors.
  - (b) The remainder of the property not included within the area of clustered development envelopes shall be held in common ownership, and timber rights shall be held by a designated property owner or individual.

**5.12.7 Location of Development on Timber Production Lands**

- (LCP) Restrict development on TP lands to be located on a non-timbered portion of the property.

**5.12.8 Timber Resource Land Not Zoned Timber Production**

- (LCP) Evaluate proposed land divisions and residential development permit applications on parcels larger than 20 gross acres designated Timber Resource on the General Plan and LCP Resources and Constraints Maps, but not zoned TP, for timber resource potential. Apply the TP land division and residential density requirement policies for any parcel found to have timber resources equivalent to TP parcels. Require, as a condition of any land division, rezoning to TP for parcels which have equivalent timber resources.

**5.12.9 Rezoning Lands to Timber Production**

- (LCP) Encourage timberland owners to apply for Timber Production zoning where appropriate. Such rezonings must be in accordance with the procedures set forth in the TP ordinance.

**5.12.10 Rezoning Lands From Timber Production**

- (LCP) Deny rezoning of timberland from TP to alternate zone districts unless it can be shown that the rezoning is consistent with the Forest Taxation Reform Act of 1976 and the County TP ordinance.

**5.12.11 Timber Harvests Not Subject to State Regulations**

(LCP) Ensure that all small timber harvests over which the County has regulatory authority, are adequately regulated, either through adoption of State Forest Practice Rules or through the enactment of local ordinance.

**5.12.12 Review of Timber Harvests**

(LCP) Require strict review of all timber harvests subject to County regulation to assure minimal environmental and neighborhood impacts. Deny all applications which cannot meet those standards.

**5.12.13 Timber Statement of Acknowledgement**

(LCP) As a condition of approval for any new land division or other development permit, require a Statement of Acknowledgement be recorded, or evidence that the statement has been made part of the parcel deed, for parcels adjacent to lands designated as Timber Resources on General Plan and LCP Resources Maps. The purpose of the statement is to inform property owners about adjacent timber practices, and advise them to be prepared to accept such inconvenience or discomfort from normal timber operations.

**Programs**

(LCP) a. Encourage the adoption of state legislation allowing for reevaluation of Santa Cruz County TP designations.  
(Responsibility: Board of Supervisors, Flood Control Zone 4, Planning Department)

(LCP) b. Encourage the adoption of state legislative changes to the Forest Practice Act to accomplish the following:

- (1) Create a consistent appeals process to the Board of Forestry of the California Department of Forestry (CDF) Director's determinations;
- (2) Extend the purpose and intent of the Act to include the protection of public health, safety and welfare;
- (3) Expand the role of the Interdisciplinary Review Team to allow changes to timber harvest plans;
- (4) Require that feasible alternative practices needed to mitigate significant adverse impacts, which are submitted in writing to the timber harvest plan review team of the Board of Forestry, be incorporated into any approved timber harvest plan, or require denial of the timber harvest plan.

(Responsibility: Board of Supervisors, Planning Department, Flood Control Zone 4)

(LCP) c. Recommend Special Santa Cruz County Timber Harvest Rules for adoption by the State Board of Forestry which make the following changes to the process for reviewing timber harvest plans:

- (1) Establish better defined procedures for the request, conduct, and follow-through related to public hearings;
- (2) Require transmission of the Notice of Conformance to members of the Board of Supervisors;
- (3) Allow County staff to attend all field reviews conducted by CDF;
- (4) Require the submission of relevant materials prior to review team meetings;
- (5) Require that feasible alternative practices needed to mitigate significant adverse impacts, which are submitted in writing to the timber harvest plan review team of the Board of Forestry, be incorporated into any approved timber harvest plan, or require denial of the timber harvest plan.

(Responsibility: Board of Supervisors, Planning Department)

- (LCP) d. Evaluate the adequacy of the Forest Practice Rules in the following areas and, if necessary, recommend special rules for adoption by the Board of Forestry:
- (1) Allow for bonding on private roads used for log hauling;
  - (2) Provide CDF with the authority to restrict or prohibit winter operations in certain situations;
  - (3) Restrict road and landing construction in steep areas and, where allowed, establish special design and construction standards.
  - (4) Protection of rare, endangered, or unique plants or animals;
  - (5) Protection of viewsheds from scenic roads;
  - (6) Consider feasible alternative forest practices to mitigate significant adverse environmental impacts.
- (Responsibility: Board of Supervisors, Planning Department)
- (LCP) e. Continue to apply the following policies when reviewing timber harvest plans:
- (1) Where applicable, recommend denial of a timber harvest plan based upon its potential for cumulative adverse impacts to water quality, traffic, wildlife or other affected resources;
  - (2) Encourage shared road access between adjacent timber owners;
  - (3) Allow for selecting the haul route which minimizes neighborhood impacts;
- (Responsibility: Board of Supervisors, Flood Control Zone 4, Planning Department)
- (LCP) f. Ensure that the County's concerns regarding individual timber harvests are addressed through active participation in review team meetings and California Department of Forestry public hearings. (Responsibility: Planning Department, Flood Control Zone 4, Board of Supervisors)



## AGRICULTURE

### Objective 5.13 Commercial Agricultural Land

- (LCP) To maintain for exclusive agricultural use those lands identified on the County Agricultural Resources Map as best suited to the commercial production of food, fiber and ornamental crops and livestock and to prevent conversion of commercial agricultural land to non-agricultural uses. To recognize that agriculture is a priority land use and to resolve policy conflicts in favor of preserving and promoting agriculture on designated commercial agricultural lands.

### Policies

#### 5.13.1 Designation of Commercial Agriculture Land

- (LCP) Designate on the General Plan and LCP Resources and Constraints Maps as Agricultural Resource all land which meets the criteria (as defined in the General Plan Glossary) for commercial agricultural land.

#### 5.13.2 Types of Agriculture Lands

- (LCP) Maintain by County ordinance specific agricultural land type designations for parcels identified as commercial agricultural land based on the criteria set forth in the General Plan and LCP Land Use Plan\* and maintain Agricultural Resources Maps, by County ordinance to identify the distribution of the following types of Commercial Agricultural Land in the County:

Type 1A — Viable Agricultural Land

Type 1B — Viable Agricultural Land in Utility Assessment Districts

Type 2A — Limited Agricultural Land

Type 2B — Limited Agricultural Land — Geographically Isolated

Type 2C — Limited Agricultural Land in Utility Assessment Districts

Type 2D — Limited Agricultural Land Experiencing Use Conflicts

Type 3 — Viable Agricultural Land Within the Coastal Zone

\*See Glossary for detailed definition of Agricultural Land, Commercial .

#### 5.13.3 Land Use Designations for Agricultural Resource Lands

- (LCP) All lands designated as Agricultural Resource shall be maintained in an Agricultural Land Use designation, unless the property is included in a public park or biotic reserve and assigned as Parks, Recreation and Open Space (O-R), Resource Conservation (O-C), or Public Facility (P) land use designations.

#### 5.13.4 Zoning of Agricultural Resource Land

- (LCP) Maintain all lands designated as Agricultural Resource in the "CA", Commercial Agricultural Zone District, except for land in agricultural preserves zoned to the "AP", Agricultural Preserve Zone District or the "A-P", Agriculture Zone District and Agriculture Preserve Combining Zone District; timber resource land zoned to the "TP", Timber Production Zone District; or public parks and biotic conservation areas zoned to the "PR", Parks, Recreation and Open Space Zone District.

#### 5.13.5 Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land

- (LCP) Maintain a Commercial Agricultural (CA) Zone District for application to commercial agricultural lands that are intended to be maintained exclusively for long-term commercial agricultural use. Allow principal permitted uses in the CA Zone District to include only agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production.

**5.13.6 Conditional Uses on Commercial Agricultural (CA) Zoned Lands**

- (LCP) All conditional uses shall be subject to standards which specify siting and development criteria; including size, location and density. Allow conditional uses on CA zoned lands based upon the following conditions:
- (a) The use constitutes the principal agricultural use of the parcel; or
  - (b) The use is ancillary incidental, or accessory to the principal agricultural use of the parcel; or
  - (c) The use consists of an interim public use which does not impair long term agricultural viability; and
  - (d) The use is sited to avoid conflicts with principal agricultural activities in the area; and
  - (e) The use is sited to avoid, where possible, or otherwise minimize the removal of land from agricultural production.

**5.13.7 Agriculturally Oriented Structures**

Allow only agriculturally oriented structures or dwellings on Commercial Agricultural Land; prohibit non-agricultural residential land use when in conflict with the fundamental objective of preserving agriculture.

**5.13.8 Location of Agricultural Support Facilities**

Require agricultural support facilities, where permitted on designated Agricultural lands, to locate either off good agricultural soils, or when this is not feasible, on the perimeter of good agricultural soils.

**5.13.9 Utility District Expansion**

- (LCP) Prohibit the expansion of County-controlled sewer district boundaries, and oppose the expansion (through annexation) of special district, or municipal, sewer or water boundaries, onto Types 1 and 3 Commercial Agricultural Land.

**5.13.10 Water and Sewer Lines in the Coastal Zone**

- (LCP) Prohibit the placement of water or sewer lines on commercial agricultural lands in the Coastal Zone. Allow exceptions to this policy only under the following circumstances and require safeguards (See 5.13.11) to be adopted which ensure that such facilities will not result in the conversion of commercial agricultural lands to non-agricultural uses:
- (a) Allow water transmission lines from the North Coast to the City of Santa Cruz and allow service lines to be placed on commercial agricultural lands for the purpose of irrigation and related agricultural uses.
  - (b) Allow sewer transmission lines to and from the City of Watsonville sewage treatment plant to cross commercial agricultural lands without service to the affected parcels.
  - (c) Allow water and sewer lines to be placed on commercial agricultural lands to serve existing development which has failing wells and/or sewage disposal systems.

**5.13.11 Protection for Water and Sewer Lines**

- (LCP) For the purposes of policy 5.13.10, safeguards shall include, but not be limited to:
- (a) Prohibiting hookups to trunk lines through commercial agricultural lands, and
  - (b) Prohibiting the levying of assessment fees against commercial agricultural land for the construction of sewage transmission lines running through them.
- (See Wastewater policies, section 7.21)

**5.13.12 Energy Efficiency and Resource Protection**

Encourage energy-efficient and resource protection agricultural practices such as organic farming, integrated pest management, biodynamic cultivation and utilization of agricultural wastes for on-site energy production. (See program e.)

**5.13.13 Composting Agricultural Wastes**

- (LCP) Encourage the composting of agricultural wastes and the use of composts in agriculture production, as a means of reducing irrigation water demand and reducing solid waste disposal requirements. Allow the commercial composting of source separated organic material such as yard waste on agricultural land with an approved development permit, including coastal development permits, subject to health and water quality requirements.



## LAND DIVISIONS ON COMMERCIAL AGRICULTURAL LAND

### 5.13.14 Type 1A and Type 3 (Viable Agriculture) Land Division Criteria

- (LCP) Maintain existing parcel sizes of Type 1A and Type 3 Agricultural Lands and allow land divisions only for exclusive agricultural purposes under the following conditions:
- (a) When documented to be necessary for continued commercial agricultural use of the parcels,
  - (b) When determined not to be detrimental to the economic viability of said parcels, adjoining or nearby parcels,
  - (c) Where all parcels involved will be of sufficient size to allow for economic farming of the parcels. In no case shall the minimum parcel size in new land divisions be smaller than 10 arable acres for Type 1 lands, nor smaller than 20 arable acres for Type 3 lands, and
  - (d) Where no conflicts with adjacent agricultural operations result from the land division.

### 5.13.15 Agricultural Preserve Contracts

- (LCP) Agricultural Preserve (Williamson Act) contracts and a covenant enforceable by the County to prohibit the use of the subject parcel for non-agricultural purposes shall be recorded on the property title prior to filing Final Maps, for all parcels created by land divisions.

### 5.13.16 Dividing Off Non-Farmable Land

- (LCP) Land divisions for the purpose of using the new parcel(s) for non-agricultural uses or for the purpose of dividing off land not usable for agriculture shall not be permitted, except as provided in policy 5.13.18.

### 5.13.17 Division Must Not Hamper Long Term Agriculture

- (LCP) No proposed division shall be approved except where it is shown that such division will not hamper or discourage long-term commercial agricultural operations.

### 5.13.18 Dividing Off Non-Designated Land For Public Purposes

- (LCP) Property with a minimum parcel size of 40 gross acres may have that portion of the land without a commercial agricultural zone district designation divided from that portion with such a designation only under the following circumstances:
- (a) The division is for a public purpose on land in public ownership;
  - (b) Potential use of the divided-off parcel will not adversely impact the agricultural activities of the commercial agricultural area;
  - (c) There is little likelihood for subsequent intrusion of non-agricultural development into larger, exclusively agricultural area; and
  - (d) The divided-off property is at the edge of an agricultural area and is physically separated from the adjacent agriculture by topographic features, extensive vegetation, or physical structures; or the non-agricultural land is part of an agricultural parcel which exists separately from other agricultural areas.

### 5.13.19 Type 2 (Limited Agriculture) Land Division Criteria

Allow division of Type 2 Agricultural Land only for agricultural purposes, but in no case to smaller than a 20 arable acre minimum parcel size for new land divisions.



## CONVERSION OF COMMERCIAL AGRICULTURAL LANDS

### 5.13.20 Conversion of Commercial Agricultural Lands

(LCP) Consider development of commercial agricultural lands to non-agricultural uses only under the following circumstances:

- (a) It is determined that the land is not viable for agriculture and that it is not likely to become viable in the near future (See policy 5.13.21);
- (b) Findings are made that new information has been presented to demonstrate that the conditions on the land in question do not meet the criteria for commercial agricultural land; and
- (c) The conversion of such land will not impair the viability of, or create potential conflicts with, other commercial agricultural lands in the area.

### 5.13.21 Determining Agricultural Viability

(LCP) Require a viability study conducted in response to an application which proposes to convert agricultural land to non-agricultural land to include, but not be limited to, an economic feasibility evaluation which contains at least:

- (a) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
- (b) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
- (c) An identification of the geographic area used in the analyses. The area shall be of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for the land stated in the application.

Recommendations regarding viability shall be made by the Agricultural Policy Advisory Commission based on evaluation of the viability study and the following criteria: parcel size, sizes of adjacent parcels, degree of non-agricultural development in the area, inclusion of the parcel in utility assessment districts, soil capabilities and topography, water availability and quality, and proximity to other agricultural use.

### 5.13.22 Conversion to Non-Agricultural Uses Near Urban Areas

(LCP) Prohibit the conversion of agricultural lands (changing the land use designation from Agriculture to non-agriculture uses) around the periphery of urban areas except where it can be demonstrated that the viability of existing agricultural use is already severely limited by conflicts with the urban uses, where the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development and where the conversion of such land would not impair the viability of other agricultural lands in the area. Within the Sphere of Influence of the City of Watsonville, no conversion of agricultural land is allowed which would adversely affect the city's General Plan affordable housing goals, unless determined to be of an overriding public benefit. (See policy 2.1.5.)

## RESOLVING OPERATIONAL AND LAND USE CONFLICTS

### 5.13.23 Agricultural Buffers Required

- (LCP) Require a 200 foot buffer area between commercial agricultural and non-agricultural land uses to prevent or minimize potential land use conflicts, between either existing or future commercial agricultural and non-agricultural land uses.

### 5.13.24 Agricultural Buffer Findings Required for Reduced Setbacks

- (LCP) A 200 foot buffer setback is required between habitable development and commercial agricultural land (including residential development, farm labor housing, commercial or industrial establishments on commercial agricultural land), unless a lesser distance is established as set forth in the Agricultural Land Preservation and Protection ordinance. Any amendments to the language of the agricultural buffer ordinance shall require a finding demonstrating that agricultural lands shall be afforded equal or greater protection with the amended language.

### 5.13.25 Agricultural Policy Advisory Commission Review

- (LCP) Require the following projects to be reviewed by the Agricultural Policy Advisory Commission for the purpose of recommending an appropriate setback and/or buffer area of non-developable land adjacent to commercial agriculture lands, consistent with the Agriculture Preservation and Protection ordinance:
- (a) Habitable structures within 200 feet of commercial agricultural lands, and
  - (b) Land divisions within 200 feet of commercial agricultural lands.
- Density Credit shall be given for the buffer area.

### 5.13.26 Windbreaks

- (LCP) Buffers shall include windbreaks designed to reduce or eliminate the hazard of pesticide drift or other use conflicts based on the prevailing wind direction.

### 5.13.27 Siting to Minimize Conflicts

- (LCP) Structures shall be sited to minimize possible conflicts with agriculture in the area. Where structures are located on agricultural land, the structures shall be sited in such a manner to remove as little land as possible from production.

### 5.13.28 Residential Uses on Commercial Agricultural Land

- (LCP) Issue residential building permits pursuant to policy 5.13.32 in areas designated as commercial agricultural land, only upon documentation that:
- (a) The residential use will be ancillary to commercial agricultural use of the parcel (See criteria in policy 5.13.29); or
  - (b) The parcel is less than one net acre in size or has physical constraints other than size which preclude commercial agricultural use.
- In either case, residential development shall be allowed only if the residential use does not conflict with on-site or adjacent agricultural activities and the building site has approved agricultural buffer setbacks.



**5.13.29 Residential Use Ancillary to Commercial Agriculture**

(LCP) Utilize the following criteria for determining when a residential use would be ancillary to commercial agriculture:

- (a) Documentation that the farmable portion of the subject parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops other than greenhouses suited to the soils, topography, and climate of the area; or
- (b) Documentation that the owners have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel by another party; and
- (c) Documentation that, concurrent with each of the above, the structure is sited in such a manner so as to minimize possible conflicts with commercial agriculture in the area, and to remove no land from production (or potential production) if any unfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

**5.13.30 Farm Labor Housing**

Allow farm operations to locate farm labor housing within commercial agricultural areas on unfarmable portions of the property, if available, sited so as to not create health problems from pesticides, herbicides and other adjacent agricultural activities, and with adequate buffering based on recommendations of the Agricultural Policy Advisory Commission.

**5.13.31 Agricultural Notification Recordation for Land Divisions**

(LCP) Continue to require an Agriculture Notification statement to be included on the Final Map or Parcel Map and in each parcel deed for land divisions within 200 feet of commercial agriculture land in accordance with the Subdivision Regulations ordinance. The purpose of the statement is to inform property owners about adjacent agricultural practices, and advise them to be prepared to accept such inconvenience or discomfort from normal operations.

**5.13.32 Agricultural Statement of Acknowledgement**

(LCP) In accordance with the Agricultural Land Preservation and Protection ordinance and the Subdivision Regulations ordinance, continue to require, prior to issuance of building permits, the recordation of a Statement of Acknowledgement or evidence that the statement has already been made part of the parcel deed, for parcels within 200 feet of commercial agricultural land as identified on the Agricultural Resources Maps and General Plan and LCP Land Use Maps. The purpose of the statement is to inform property owners about adjacent agricultural practices, and advise them to be prepared to accept such inconvenience or discomfort from normal operations. Where a reduction of the 200 foot buffer is approved, such deed notice shall also contain a statement that the permanent provisions and maintenance of the specified buffer setback shall be required, and shall include a notice of any requirement for fencing, vegetative screening and/or other barrier that has been incorporated as part of the required buffer.

**5.13.33 Density on Parcels Adjacent to Commercial Agricultural Lands**

Require, in rural areas (i.e., areas outside the Urban Services Line and Rural Services Line), minimum densities of 2.5 net developable acres for newly created residential parcels which adjoin Commercial Agricultural Land except where the General Plan and LCP Land Use Map provides for suburban densities and

- (a) The new parcels constitute infill development within the mapped Suburban designation,
- (b) The resulting parcel sizes will be no smaller than the smallest existing conforming parcel within that designation which adjoins said agricultural land, and
- (c) The Agricultural Policy Advisory Commission has recommended that parcel sizes smaller than 2.5 net developable acres will not conflict with or otherwise hamper or discourage long-term commercial agricultural uses of said agricultural lands.



## **Programs**

- a. Continue efforts to identify, designate and update commercially important agricultural lands on the adopted Agricultural Resources Map. (Responsibility: Agricultural Policy Advisory Commission, Planning Department, Board of Supervisors)
- b. For Type 1B and 2C commercial agricultural land, formulate a procedure to provide equitable compensation to the affected parcels because of their inclusion within the Salsipuedes and Freedom County Sanitation Districts. (Responsibility: Planning Department, Sanitation Districts, Board of Supervisors)
- (LCP) c. Oppose expansion of municipal boundaries which would include commercial agricultural land in the Coastal Zone within municipal boundaries. (Responsibilities: Board of Supervisors)
- (LCP) d. Request LAFCO to adopt policies to prohibit such urbanization of commercial agricultural land in the Coastal Zone. (Responsibility: Board of Supervisors)
- (LCP) e. Require the development and application of integrated pest management programs for Coastal Zone crops as one means of minimizing pesticide related land use conflicts. (Responsibility: Agricultural Commissioner, Agricultural Policy Advisory Commission, University Cooperative Extension)
- (LCP) f. Develop a program for existing housing in agricultural areas to encourage and/or provide wind shelter from pesticide drift or dust. (Responsibility: Planning Department)

## **Objective 5.14 Non-Commercial Agricultural Land**

- (LCP) To encourage and provide for limited agricultural uses, such as small-scale agriculture and community gardens, on the limited amount of agricultural land remaining in the County which is not designated as commercially viable, in order to maintain a diversity of farm operations and to maintain productive open space and rural character.

### **Policies**

#### **5.14.1 Uses Allowed on Non-Commercial Agricultural (A) Zoned Lands (Agricultural Land Use Designation with Agricultural Zone District)**

- (LCP) On land designated Agricultural on the General Plan and LCP Land Use Maps, but not Agricultural Resource on the Agricultural Resources Maps, allow the following range of uses based on parcel size.
- (a) On parcels 2.5 acres or smaller in size, allow one residence and accessory uses; agricultural uses; open space uses; recreational uses and community facilities where these uses can be shown to not conflict with any adjacent agricultural activity.
  - (b) On parcels over 2.5 acres in size, allow a range of agricultural uses, including both commercial and non-commercial agricultural activities; one residence; publicly owned and operated landfill as an interim use; or other uses where these uses are consistent with the Coastal Act, and where these uses can be shown to not conflict with any adjacent agricultural activity.
  - (c) Agricultural service establishments according to siting criteria for the location of such businesses. Siting criteria shall include the following: the business shall be compatible with the agricultural area and support farming operations in the area; potential business sites will not conflict with agricultural practices or residential uses; and potential business sites will afford maximum protection of agricultural production and resource values.

#### **5.14.2 Non-Commercial Agriculture Lands in Urban Areas Without Services**

- (LCP) Designate non-commercial agricultural lands within the Urban Services Line, where urban services are not present, as Agriculture. Maintain agricultural uses and associated parcel sizes in these areas until such time as a commitment to extend services has been made and lands are determined to be no longer viable for agricultural production, per policies 5.13.19, 5.13.20 and 5.13.21. If these lands are determined not to be viable for agriculture, they can be changed from Agriculture to another appropriate land use category without raising the issue of loss of essential agricultural resources.

#### **5.14.3 Non-Commercial Agricultural Lands In Urban Areas with Services**

- (LCP) Within the Urban Services Line, allow continuing organic agricultural farming on agriculturally productive land, where the activity does not adversely impact the adjacent residential neighborhood development.

#### **5.14.4 Orchard Near Deer Park Center**

- (LCP) Maintain the agricultural designation for parcel 044-011-27: the orchard adjacent to Deer Park, and Highway 1.

#### **5.14.5 Encourage Farming**

Encourage the use of rural lands for farming use to the extent that topography, soil, climate and water supply will allow.

**5.14.6 Encourage Tree Crops and Green Fields**

Encourage the pursuit of agriculture, particularly tree crops and open field horticulture, to provide visually pleasing open space.

**5.14.7 Encourage Water Conservation**

(LCP) Encourage all agricultural users to implement water conservation measures in areas subject to overdraft. Support water conservation in the following ways:

- (a) Provide accurate, comprehensive information relating to optimal timing and amount of irrigation.
- (b) Consider economic assistance to farmers or water management agencies as an incentive to install water conserving irrigation and well systems.
- (c) Develop and distribute information on changing cropping patterns to revise water requirements.
- (d) Promote efficient irrigation techniques such as spray, drip, tailwater reuse, or conversion to crops using less water.
- (e) Discourage practices which involve an intensification of water use.

**5.14.8 Encourage Biomass Cultivation**

Encourage the cultivation of crops for biomass fuels without displacing existing agricultural production, especially when such biomass production makes use of marginal land or of crop residues and when the fuel or energy produced is consumed within Santa Cruz County.

**5.14.9 Live Oak Agricultural Parcels**

Support the continued agricultural use of APNs 29-061-06 and 29-201-04 limited to the organic farming of crops in a manner which does not adversely impact the adjacent residential neighborhood and development.

## **GENERAL AGRICULTURAL POLICIES**

**5.14.10 Development on Non-Commercial Agricultural Land**

Apply policies 5.13.9, 5.13.11 and 5.13.12 to discretionary development on non-commercial agricultural land.

**5.14.11 Visual Mitigations For Large Agricultural Structures**

(LCP) Require large scale agricultural structures, such as greenhouses, packing sheds, and closed storage structures to minimize their visual impact on designated scenic roads, beaches, or recreation facilities. Visual impacts shall be minimized by locating structures within or near existing groups of structures; using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except greenhouses); and/or using landscaping to screen or soften the appearance of structures. Prohibit location of such structures where they would block public ocean views. Shoreline facility structures shall be well screened. (See policies in section 5.10 and chapter 8: Community Design.)

## **Programs**

- a. Maintain an Agricultural Policy Advisory Commission (APAC) for the purpose of providing the Board of Supervisors information on the County's agricultural industry, and evaluating matters referred to the Commission by the Board. Such duties shall include those specified in section 2.82 of the County Code. (Responsibility: Board of Supervisors, Planning Department)



- (LCP) b. Encourage the use of Agricultural Preserve contracts and agricultural conservation easements to maintain land in agricultural use. Investigate options for making such contracts and easements more attractive, such as changes in allowable uses or tax benefits. (Responsibility: Planning Department, Planning Commission, Agricultural Policy Advisory Commission, Board of Supervisors)
- (LCP) c. Where funding is available, use selective acquisition as a means for preserving small agricultural parcels in exclusive agricultural use. (Responsibility: Board of Supervisors)
- d. Investigate tax policies and other incentives for the conservation of agricultural lands, such as land banks. (Responsibility: County Counsel, County Assessor, Planning Department)
- e. Support tax assessments for agricultural land on the basis of land use. (Responsibility: Board of Supervisors, County Assessor)
- f. Ensure a continued sustainable supply of water for agricultural use through conservation, protection and development of surface and groundwater, utilization of excess domestic water, utilization of reclaimed wastewater, or importation of water from outside the County. (Responsibility: Board of Supervisors, Water Purveyors, Water Advisory Commission, Planning Department, Flood Control, Pajaro Valley Water Management Agency)
- g. Establish a program to manage irrigation runoff so that fertilizers and pesticides do not infiltrate watersheds, streams and groundwater basins, and to encourage the recycling of irrigation water for irrigation purposes. (Responsibility: Agricultural Commissioner, Agricultural Policy Advisory Commission, Planning Department, Pajaro Valley Water Management Agency, University of California Cooperative Extension)

## LAND DIVISIONS ON NON-COMMERCIAL AGRICULTURAL LAND

### 5.14.12 Non-Commercial Agricultural Land Division and Density Requirements

- (LCP) Encourage the conservation of productive and potentially productive agricultural lands through retention of large parcels and a minimum parcel size of 10-40 net developable acres, based on the Rural Density Matrix, for lands designated for Agriculture but which are not identified as commercial agricultural land. Utilize the following criteria for land divisions and residential development proposals on land designated Agriculture but not designated as commercial agricultural lands on the General Plan and LCP Resources and Constraints Maps:
- (a) Based on the Rural Density Matrix, the minimum parcel size shall be 10-40 net developable acres and the maximum residential density on an existing parcel of record shall not exceed one unit per 10-40 net developable acres.
  - (b) Division or development of parcels may be allowed at densities of 2 1/2-20 net developable acres under the following conditions:
    - (1) The land has been determined to be non-viable for commercial agriculture, as determined by policies 5.13.20 and 5.13.21, and that continued or renewed agricultural use is not feasible;
    - (2) Adequate buffering can be provided between any proposed non-agricultural use and adjacent commercial agricultural uses, as specified in the County Code;
    - (3) All proposed building sites are within 1/2 mile of a through County-maintained road; and
    - (4) Less than 50 percent of the land area within 1/4 mile of the subject property is designated as agricultural resource and/or Mountain Residential.

## **Objective 5.15 Specialized Agricultural Uses**

- (LCP) To recognize and provide for a variety of agricultural uses such as greenhouses, aquaculture and wineries on lands which are appropriately suited for these specialized uses in order to maintain the optimum agricultural diversity.

### **GREENHOUSE AGRICULTURE**

#### **Policies**

##### **5.15.1 Agriculture Inside Structures**

- (LCP) Recognize that certain forms of agriculture requiring production of crops, livestock or related products inside structures (e.g. greenhouses, insectories, aquaculture) may be a necessary part of an agricultural operation. Require any such uses to mitigate any impacts created by such facilities to minimize land use conflicts and/or environmental problems.

##### **5.15.2 Runoff Retention**

- (LCP) In primary recharge areas, require storm water runoff to be retained on site for percolation; in other areas require detention.

##### **5.15.3 Preserving Prime Soil**

- (LCP) Prohibit removal of indigenous prime soil used as a growing medium for container plants which are sold intact.

##### **5.15.4 Limiting Impervious Surfaces**

- (LCP) Limit flooring or impervious surfacing within the structure which impairs long-term soil capabilities to the minimum area needed for access, loading, and storage, and prohibit the use of long-term sterilants under impervious surfacing.

##### **5.15.5 Maximize Energy Efficiency**

- (LCP) Encourage the use of alternative energy sources such as passive solar design techniques to maximize energy efficiency, when feasible.

##### **5.15.6 Ventilation**

- (LCP) Encourage open ventilation where feasible. When exhaust fans are proven to be necessary, the fans should be located away from non-agricultural uses, and should maximize energy efficiency.

##### **5.15.7 Water Conservation**

- (LCP) Require irrigation systems to be water conserving.

## AQUACULTURE

### 5.15.8 Development Permit Required

(LCP) Require new or expanded aquaculture operations to obtain a coastal development permit, and utilize the environmental review process, and the expertise of the Department of Fish and Game in reviewing any such permit.

### 5.15.9 Siting of Coastal Dependent Facilities

(LCP) Require that aquaculture facilities to be sited on or near the shoreline be coastal-dependent.

### 5.15.10 Appropriate Land Use Designations

(LCP) Permit new and expanded aquaculture facilities as a conditional use in Agricultural, Mountain Residential and Service Commercial land use designations if consistent with LCP policies.

### 5.15.11 Prevent Adverse Impacts to Sensitive Habitats

(LCP) Require aquaculture facilities to be sited and designed to prevent adverse impacts on areas designated as sensitive habitats.

### 5.15.12 Protection of Riparian Habitats

(LCP) Require that with facilities development, natural vegetation buffer areas be maintained to protect riparian habitats.

### 5.15.13 Beach Access

(LCP) Require adequate provision for lateral beach access as a condition of approval for aquaculture facilities consistent with the provisions of Government Code Sections 65909(a) and 66475.4(b).

### 5.15.14 Protection of Private Property

(LCP) Allow aquaculture facilities adjacent to high use recreational areas to erect barriers designed to discourage public encroachment and protect public safety, with the condition that lateral beach access is protected.

### 5.15.15 Intake/Outfall Lines

(LCP) Require that intake and outfall lines be placed underground unless underground placement is infeasible for the aquacultural activity or will result in geologic instability.

### 5.15.16 Bonds Required

(LCP) Require aquaculture operators to post a bond when aquaculture operations are to be located on a publicly used beach or shoreline area, or will affect sensitive habitat areas and/or public views. The bond shall be sufficient to ensure that all facilities constructed for an aquaculture operation which becomes inoperative, are removed at the operator's expense.

### 5.15.17 Support Aquaculture

(LCP) Support the location of carefully designed aquaculture facilities in the Coastal Zone which can meet the LCP aquaculture policies.



## **AGRICULTURAL LAND USE IN STATE PARKS**

(Also see policies under objective 7.8, State Parks)

### **5.15.18 Agricultural Land in State Parks**

- (LCP) In processing State Parks and Recreation Department development plans and projects for park units within the Coastal Zone:
- (a) Retain the maximum amount of commercial agricultural land in agricultural production within each state park unit.
  - (b) Require a site-specific justification demonstrating the overriding public access or recreational need, for removing agricultural lands from production or for not offering lands capable of farm production for lease.

## **Programs**

- (LCP) a. Request the State Parks and Recreation Department to re-evaluate its policy toward agriculture in state parks in the Coastal Zone as follows: retain existing agricultural uses, including grazing within Coastal Zone park units, consistent with recreation uses and biotic protection of existing environmentally sensitive habitats within the park. (Responsibility: Board of Supervisors)
- (LCP) b. Request State Parks and Recreation Department, in cooperation with the California Department of General Services and the agricultural lessees, to develop and apply a program of integrated pest management and experimental agricultural techniques on lands used for agriculture within State Parks as a means of enhancing the compatibility of agriculture with recreation in the state parks. (Responsibility: Board of Supervisors)

## **WINERIES AND VITICULTURE**

### **5.15.19 Wineries as Agricultural Uses**

Recognize the growing and processing of wine grapes, as an agricultural activity, and recognize Santa Cruz County as an area uniquely suited for the growing of premium quality wine grapes.

### **5.15.20 Winery Locations**

Support the continued operation of wineries which include the growing and processing of grapes in existing locations throughout the County. Ensure that new winery locations, particularly where processing facilities or visitor serving uses are proposed, are consistent with environmental protection policies and compatible with existing neighborhoods.

### **5.15.21 Vineyard Locations**

Encourage the development of premium varietal wine grape vineyards on those lands within the County which, by virtue of their location and physical characteristics, are suited for grape production. Ensure that vineyard locations are consistent with environmental protection policies and compatible with existing neighborhoods. The Federal Bureau of Alcohol, Tobacco and Firearms has established a viticultural area in the Santa Cruz Mountains for use as an appellation of origin in wine labeling to allow wineries to better designate from which specific grape growing area their grapes come and to enable consumers to better identify the wines they purchase. The "Santa Cruz Mountains" viticultural area, established in 1981, includes, in general, all lands above the 400 foot topographical contour. "Santa Cruz County" is also a viticultural area, since political divisions may also be used as appellations of origin.

## MINERAL RESOURCES

There are a number of active mining operations in Santa Cruz County which provide important mineral resources for industrial uses (including glass and portland cement manufacturing) and construction purposes. In addition to the active quarries, there are mineral resource lands that have been classified by the State Geologist and designated by the State Mining and Geology Board as containing significant mineral resources. This chapter recognizes the State classification and designation process by showing these lands as Mineral Resource areas on the General Plan and LCP Resources and Constraints Maps. This chapter provides policies which guide the management of land uses which affect Mineral Resource areas. Special emphasis is given to the conservation and development of identified mineral deposits.

This section also contains policies which require environmentally sound quarry operations and reclamation practices. The County's Mining ordinance and the Mineral Extraction (M-3) Zone District are used to implement the Mineral Resource protection policies.

### Objective 5.16 Mineral Resources

(LCP) To allow the orderly economic extraction of minerals with a minimal adverse impact on environmental and scenic resources and surrounding residential land uses; to require reclamation of quarry sites concurrently with the extraction of the mineral resource and the completion of quarry operations in any specific area to the greatest extent feasible; and to ensure that the rehabilitation and future use of quarry sites are in accordance with safety, conservation, habitat preservation, restoration and open space values and state mining laws found in PRC section 2710 et. seq. and CCR section 3675-3676.

(See section 2.19 for additional Heavy Industry and Quarry policies.)

## PROTECTION OF MINERAL RESOURCES AND RESOLVING LAND USE CONFLICTS

### Policies

#### 5.16.1 Designation of Mineral Resource Areas

(LCP) Areas classified by the State Geologist and designated by the State Mining and Geology Board as Regionally or Statewide Significant Mineral Resource Areas\* and areas classified by the State as MRZ-2 Zones (areas containing significant mineral deposits), excluding those areas with existing land uses and/or land use designations which conflict with mineral resource extraction, are shown on the General Plan and LCP Resources and Constraints Maps as Mineral Resource lands.

\* Mineral Resources are classified via Special Report 146 Part IV, Mineral Land Classification: Aggregate Materials in the San Francisco-Monterey Bay Area; and designated by the State Mining and Geology Board via the California Surface Mining and Reclamation Act (SMARA) Designation Report No. 7, Designation of Regionally Significant Construction Aggregate Resource Areas in the South San Francisco Bay, North San Francisco Bay, Monterey Bay Production - Consumption Regions.



**5.16.2 Uses In Mineral Resource Areas**

(LCP) Lands within Mineral Resource areas, as identified on the County General Plan and LCP Resources and Constraints Maps, shall be planned and used in ways which reserve the future option of extraction and use minerals. Development on Mineral Resource lands shall be limited to mining and mining-related uses and other uses compatible with mining. The following guide shall be used to evaluate the compatibility of proposed land uses on Mineral Resource lands:

**Incompatible:** Land uses inherently incompatible with mining and/or which require a high public or private investment in structures, land improvements and landscaping and which would prevent future mining because of the higher economic value of the land and its improvements. Examples of such uses include:

- High density residential
- Low density residential with high unit value
- Public facilities
- Intensive residential
- Commercial
- Extensive industrial

**Compatible:** Land uses inherently compatible with mining and/or which require a low public or private investment in structures, land improvements and landscaping, and which would allow future mining because of the low economic value of the land and its improvements. Examples of such uses include:

- Large lot rural development
- Recreation (public and commercial)
- Agriculture (including grazing)
- Timber production
- Open space

**5.16.3 Review of Incompatible Uses**

Under special circumstances, the County may permit the development of incompatible uses on mineral resource areas. In such cases, proposed uses shall be reviewed to determine whether it would threaten the potential to extract minerals on the lands. Existing area development, existing and planned public infrastructure and other land use policies for the area shall be taken into account in making this determination. Buffer areas and visual screening may be required to mitigate impacts between mining and proposed adjacent land uses.

**5.16.4 Minimizing Conflicts Between New Development and Mineral Resource Areas**

Where a proposed land use has been determined to threaten the potential to extract minerals, the County shall require all reasonable and feasible mitigations to avoid or minimize conflicts between the proposed use and development of the mineral resource. The County shall make written findings in support of its decision to permit such a use, in accordance with the requirements of the Surface Mining and Reclamation Act.

**5.16.5 Land Division and Density Requirements on Mineral Resource Land**

(LCP) Require a minimum size of 40 gross acres per parcel for land divisions, and allow a maximum residential density of one dwelling unit per 40 gross acres per existing parcel of record on Mineral Resource areas as designated on the General Plan and LCP Resources and Constraints Maps.

**5.16.6 Kaiser Quarry Site for Future School**

Allow a portion of the Kaiser Quarry site to be reclaimed for a possible high school where health and safety conflicts between any permitted continuing mining operations and school activities can be mitigated based on an approved reclamation plan consistent with the California Surface Mining and Reclamation Act and implementation of other appropriate mitigation measures resulting from the California Environmental Quality Act.



## REGULATION OF MINING OPERATIONS

### 5.16.7 Adherence to the County's Mining Ordinance

Require any new or expanded mining operation to obtain a Mining Approval, including a reclamation plan, according to the requirements of the County's Mining ordinance and applicable provisions of state law.

### 5.16.8 Existing Mining Operations

All mining operations shall obtain a Mining Certificate of Compliance as specified in the County Mining ordinance. All existing mining operations shall maintain an approved reclamation plan as required under the California Surface Mining and Reclamation Act (SMARA). The reclamation plan shall consider depleted quarry sites for recreational uses or for future use as solid waste disposal sites where consistent with the protection of water quality.

### 5.16.9 Environmentally Sound Quarry Operations

Require environmentally sound quarry operations through compliance with the County Mining ordinance. Require environmental impact assessments, implementation of approved reclamation plans, and posting of adequate financial security insuring the reclamation of mined areas.

### 5.16.10 Protection of Riparian Corridors and Wetlands

Carefully control the impacts of mineral extraction or processing operations adjacent to riparian corridors in accordance with the provisions of the Riparian Corridor and Wetlands Protection ordinance.

### 5.16.11 Quarry Operations to be Consistent with General Plan Policies

(LCP) Require any future quarry expansion not already authorized under a Mining Approval to be consistent with all General Plan and LCP Land Use Plan policies, including resource protection policies.

### 5.16.12 Resource Based Industry Within the Coastal Zone

(LCP) Require an LCP amendment for any new resource based industry within the Coastal Zone on land which is not designated for such use. Require that the following findings be met as conditions of any amendment.

- (a) The site is adequate and appropriate for the proposed use;
- (b) The project is compatible with available service infrastructure, surrounding uses, and the existing local economy; and
- (c) The development is consistent with all applicable LCP resource protection policies and use priorities.

## Programs

a. Use all feasible approaches to reclaim the sites of abandoned quarries, such as the large site of the depleted Kaiser Olympia Quarry, and encourage and work with the owners of such properties to achieve reclamation. (Responsibility: Planning Commission, Board of Supervisors)

b. Ensure reclamation of quarries for reuse when mining use is phased out in accordance with the Santa Cruz County Mining ordinance and the California Surface Mining and Reclamation Act (SMARA). (Responsibility: Board of Supervisors)

c. Maintain the County Mining ordinance and apply Mineral Extraction Zoning, after identification, to the designated Mineral Resource areas to identify and protect those lands for quarry use and allow extraction operations pursuant to a Mining Approval. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

d. Continue to maintain and update the County Mineral Resources Maps based on currently available information, including state designated and classified mineral areas. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)

## ENERGY

### Objective 5.17 Energy Conservation

(LCP) In accordance with Measure C, The Decade of the Environment Referendum, adopted by the people of Santa Cruz County in June 1990, to maximize conservation and efficient use of energy in the private and public sectors and encourage the development and use of locally available renewable energy resources in order to reduce dependence on imported and nonrenewable energy supplies.

#### Policies

##### 5.17.1 Promote Alternative Energy Sources

Promote the use of energy sources which are renewable, recyclable and less environmentally degrading than non-renewable fossil fuels.

##### 5.17.2 Design Structures for Solar Gain

(LCP) Require the incorporation of environmentally sound active and passive heating and cooling and/or natural daylighting design principles in the location and construction of all new buildings and in the renovation and remodeling of existing buildings.

##### 5.17.3 Solar Access

(LCP) Encourage maximum solar access orientation in siting new development, and require protection of solar access in existing development.

##### 5.17.4 Retrofit Programs

Encourage and stimulate energy conservation and the use of renewable energy through retrofit programs for residential, agricultural, commercial, public facilities and industrial land uses.

##### 5.17.5 Weatherization Improvements

(LCP) Require energy efficiency and weatherization improvements in existing and new development including insulation, water conservation techniques, and encourage the installation of solar heating systems. Require a retrofit to meet energy efficiency standards upon sale or transfer of ownership.

##### 5.17.6 Tubs and Pools

Encourage the use of the most energy-efficient heating system available in hot tubs and heated swimming pools.

##### 5.17.7 Street Lighting

Require installation of energy-efficient street lighting.

##### 5.17.8 Unnecessary Waste

(LCP) Restrict the use of decorative and advertising uses of electricity and fossil fuels, except where such restriction affects public safety.

##### 5.17.9 Reclamation for Energy Recovery

(LCP) Require sewage treatment and solid waste disposal projects to utilize sewage and solid waste reclamation and conversion techniques which provide resource conservation and net energy benefit to the County.



## Programs

- a. Develop, adopt and implement a comprehensive Energy Element to the General Plan to promote and manage the economically and environmentally sound development of energy resources in the County. (Responsibility: Planning Department, Planning Commission, Board of Supervisors, Energy Commission)
- b. Develop, adopt and enforce energy conservation performance standards for new construction in Santa Cruz County which are specifically suited to local conditions of climate, energy use, and construction costs, and that meet at a minimum, applicable state standards. (Responsibility: Planning Commission, Energy Commission, Planning Department)
- c. Develop and implement incentives to improve the energy efficiency of existing buildings at the time of ownership transfers with cost-effective, environmentally sound conservation measures. (Responsibility: Energy Commission, Planning Commission, Planning Department)
- d. Establish performance standards for new development to facilitate cost-effective, environmentally sound active and passive heating and cooling of buildings, including guidelines for siting, orientation and landscaping. (Responsibility: Energy Commission, Planning Commission, Planning Department)
- e. Maintain an ordinance which includes performance standards for siting new residential development to maximize unobstructed access to solar energy. (Responsibility: Planning Commission, Energy Commission, Planning Department)
- f. Maintain an ordinance to protect existing solar access from future encroachment and preserve long-term solar access for parcels in newly created subdivisions. (Responsibility: Planning Commission, Board of Supervisors, Planning Department)
- g. Adopt a Solar Energy Code to establish performance standards for solar equipment and installations, with appropriate modifications for local conditions. (Responsibility: Energy Commission, Board of Supervisors, Planning Department)
- h. Conduct energy audits at all County facilities and develop and implement programs to minimize energy consumption. (Responsibility: General Services, Energy Commission)
- i. Design all new County facilities and major remodels to incorporate energy conservation and/or renewable energy systems, where feasible and environmentally sound, and to equal or exceed the energy efficiency standards of the State Energy Commission. (Responsibility: County Administrative Office)
- j. Continue and expand where feasible the alternative fuels program for all County building operations and vehicles. (Responsibility: County Administrative Office, General Services, Energy Commission)
- k. Continue on-going energy audits of the existing County vehicle fleet and operations to include monitoring vehicle energy consumption and forecasting consumption and projected costs. Analyze and promote energy-efficient, economically and environmentally sound options for vehicle and fuel purchases. (Responsibility: General Services)



- l. Explore the feasibility of requiring solar hot water and space heating systems in all new construction where cost-effective. (Responsibility: Energy Commission, Planning Department, Planning Commission, Board of Supervisors)
- m. Provide priority processing for building permits for residential and commercial projects, where total annual energy savings can be demonstrated to be 50 percent or more than in conventional projects. (Responsibility: Energy Commission, Planning Department, Planning Commission, Board of Supervisors)
- n. Cooperate with other local government agencies, state and federal government agencies, public utilities, and community organizations in obtaining funding and implementing energy conservation and renewable energy development programs. (Responsibility: Board of Supervisors)
- o. Support legislative and administrative actions which will amend utility rate structures to discourage the overuse of energy, to reduce peak electricity demand loads, and to encourage the use of life-line rates. (Responsibility: Board of Supervisors)
- p. Cooperate with other local government agencies, special districts and contiguous counties to explore joint efforts to develop sewage and solid waste reclamation and conversion alternatives which will provide a net energy benefit to the County and conserve resources. (Responsibility: Board of Supervisors)

## AIR QUALITY

This section overlaps with many policies and programs found in chapter 3 - Circulation.

### Objective 5.18 Air Resources

To improve the air quality of Santa Cruz County by meeting or exceeding state and federal ambient air quality standards, protect County residents from the health hazards of air pollution, protect agriculture from air pollution induced crop losses and prevent degradation of the scenic character of the area.

#### Policies

##### 5.18.1 New Development

Ensure new development projects are consistent at a minimum with the Monterey Bay Unified Air Pollution Control District Air Quality Management Plan and review such projects for potential impact on air quality.

##### 5.18.2 Non-Attainment Pollutants

Prohibit any net increase in emissions of nonattainment pollutants or their precursors from new or modified stationary sources which emit 25 tons per year or more of such pollutants.

##### 5.18.3 Air Quality Mitigations

Require land use projects generating high levels of air pollutants (i.e., manufacturing facilities, hazardous waste handling operations) to incorporate air quality mitigations in their design.

##### 5.18.4 Oil Development

Prohibit on- and off- shore oil development unless a General Plan and Local Coastal Program amendment is approved by the voters of the County which allows such development. (See policies in sections 5.3 and 5.4.)

##### 5.18.5 Sensitive Land Uses

Locate air pollution sensitive land uses, including hospitals, schools and care facilities, away from major sources of air pollution such as manufacturing, extracting facilities.

##### 5.18.6 Plan for Transit Use

Encourage commercial development and higher density residential development to be located in designated centers or other areas that can be easily served by transit.

##### 5.18.7 Alternatives to the Automobile

Emphasize transit, bicycles and pedestrian modes of transportation rather than automobiles.

##### 5.18.8 Encouraging Landscaping

Maintain vegetated and forested areas, and encourage cultivation of street trees and yard trees for their contributions to improved air quality.

##### 5.18.9 Greenhouse Gas Reduction

Implement state and federal legislation promoting the national goal of 35% reduction of carbon dioxide and other greenhouse gases by 2000.

**5.18.10 Elimination of Ozone Depleting Chemicals**

Support and implement local actions to achieve the most rapid possible international, national, state, and local elimination of the emission of ozone-depleting chemicals.

**Programs**

- a. Implement the Urban Forestry Master Plan to increase the urban tree canopy. (Responsibility: Board of Supervisors, Redevelopment Agency)
- b. Continue to support air quality monitoring, air pollution control strategies, and enforcement by the Monterey Bay Unified Air Pollution Control District. (Responsibility: Board of Supervisors)
- c. Control aerial spraying of pesticides and fertilizers, to the degree possible, to prevent contamination of areas adjacent to sprayed areas. (Responsibility: Agricultural Commissioner)
- d. Ensure that agricultural burning practices are in accordance with state and regional laws and permit open burning of debris only in instances where other disposal methods are not feasible. (Responsibility: State Department of Forestry, Regional Air Quality Control District, Agricultural Commissioner)
- e. Encourage lesser polluting transportation alternatives through the construction of bikeways and the provision of public transit. (Responsibility: Board of Supervisors, Santa Cruz Metropolitan Transit District, Transportation Commission)
- f. Ensure that forestry and agricultural wastes are chipped rather than burned where feasible and permissible considering disease control and other land use compatibility factors. (Responsibility: State Department of Forestry, Regional Air Quality Control District, Agricultural Commissioner)
- g. Closely monitor industrial processes and require them to utilize the best available procedures to protect air quality. (Responsibility: Planning Commission, Regional Air Quality Control District)
- h. Maintain and enforce a Trip Reduction Ordinance as required from the Congestion Management Plan and Air Quality Management Plan. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- i. Replace County-owned and encourage replacement of privately-owned fire extinguishers with models that do not use ozone depleting compounds. (Responsibility: General Services, Board of Supervisors)
- j. Encourage and support tree planting programs by governmental agencies, private business, individuals and non-profit organizations with a goal of planting at least one tree in Santa Cruz County each year for every person born in the County during such year. (Responsibility: County Administrative Office, Board of Supervisors)



# ARCHAEOLOGICAL AND HISTORIC RESOURCES

## Objective 5.19 Archaeological Resources

(LCP) To protect and preserve archaeological resources for their scientific, educational and cultural values, and for their value as local heritage.

### Policies

#### 5.19.1 Evaluation of Native American Cultural Sites

(LCP) Protect all archaeological resources until they can be evaluated. Prohibit any disturbance of Native American Cultural Sites without an appropriate permit. Maintain the Native American Cultural Sites ordinance.

#### 5.19.2 Site Surveys

(LCP) Require an archaeological site survey (surface reconnaissance) as part of the environmental review process for all projects with very high site potential as determined by the inventory of archaeological sites, within the Archaeological Sensitive Areas, as designated on General Plan and LCP Resources and Constraints Maps filed in the Planning Department.

#### 5.19.3 Development Around Archaeological Resources

(LCP) Protect archaeological resources from development by restricting improvements and grading activities to portions of the property not containing these resources, where feasible, or by preservation of the site through project design and/or use restrictions, such as covering the site with earthfill to a depth that ensures the site will not be disturbed by development, as determined by a professional archaeologist.

#### 5.19.4 Archaeological Evaluations

(LCP) Require the applicant for development proposals on any archaeological site to provide an evaluation, by a certified archaeologist, of the significance of the resource and what protective measures are necessary to achieve General Plan and LCP Land Use Plan objectives and policies.

#### 5.19.5 Native American Cultural Sites

(LCP) Prohibit any disturbance of Native American Cultural Sites without an archaeological permit which requires, but is not limited to, the following:

- (a) A statement of the goals, methods, and techniques to be employed in the excavation and analysis of the data, and the reasons why the excavation will be of value.
- (b) A plan to ensure that artifacts and records will be properly preserved for scholarly research and public education.
- (c) A plan for disposing of human remains in a manner satisfactory to local Native American Indian groups.

## **Programs**

- (LCP) a. Develop and maintain an Inventory of Archaeological Resources. Maintain a liaison to the Regional Office, California Archaeological Site Survey, and the Ohlone Indian Cultural Association. (Responsibility: Planning Commission, Cabrillo College, University of California, Santa Cruz)
- (LCP) b. Maintain and strengthen, where appropriate, the Native American Cultural Sites ordinance so that it will continue to assure:
- (1) The early identification of potential sites;
  - (2) The evaluation of each potential site prior to project approval; and
  - (3) The provision of procedures to mitigate any adverse impacts through project design and management.
- (Responsibility: Board of Supervisors, Planning Commission, Planning Department)
- c. Nominate examples of archaeological resources to the California or National Register. (Responsibility: Board of Supervisors, Santa Cruz Archaeological Society, Parks and Recreation Commission, Cabrillo College, Ohlone Indian Cultural Association)
- d. Include appropriate archaeological resources in the public domain through donations or through purchase as part of open space and other programs. (Responsibility: Board of Supervisors, Parks and Recreation Commission)
- e. Encourage educational programs on the need for preservation of archaeological resources. (Responsibility: Board of Supervisors, Santa Cruz Archaeological Society, Cabrillo College, University of California, Santa Cruz, Ohlone Indian Cultural Association)
- (LCP) f. Require any permit issued for a project where a Native American Cultural Site has been discovered to include all appropriate preservation or mitigation measures as conditions of the permit. Such measures may include, but shall not be limited to:
- (1) Preservation of the site through project design and/or use restriction;
  - (2) Excavation of the site by a professional archaeologist in order to preserve a sample of the remains, artifacts, or other evidence. Such excavation may take place only as authorized by an archaeological permit.
- (Responsibility: Planning Department)
- (LCP) g. Maintain and update, in coordination with the Regional Office of the California Archaeological Site Survey, an inventory of known archaeological sites. (Responsibility: Planning Department)

## **Objective 5.20 Historic Resources**

To protect and where possible restore buildings, sites and districts of historic significance to preserve the rich cultural heritage of the community.

### **Policies**

#### **5.20.1 Historic Preservation Program**

Maintain, update and strengthen, where appropriate, a County Historic Preservation Program and Historic Resource Preservation ordinance with the assistance of an appointed Historic Resources Commission in accordance with State Historic guidelines.

#### **5.20.2 Historic Resources Inventory**

Maintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites, and districts which have been designated by the Board of Supervisors for protection of their heritage values.

#### **5.20.3 Development Activities**

For development activities on property containing historic resources, require protection, enhancement and/or preservation of the historic, cultural, architectural, engineering or aesthetic values of the resource as determined by the Historic Resources Commission. Immediate or substantial hardship to a project applicant shall be considered in establishing project requirements.

#### **5.20.4 Historic Resources Commission Review**

Require that applicants for development proposals on property containing a designated Historic Resource submit plans for the protection and preservation of the historic resource values to the Historic Resources Commission for their review and approval; require an evaluation and report by a professional historian or a cultural resources consultant when required by the Commission.

#### **5.20.5 Encourage Protection of Historic Structures**

Encourage and support public and private efforts to protect and restore historic structures and to continue their use as an integral part of the community.

#### **5.20.6 Maintain Designation as a Certified Local Government**

Support existing and further develop local historic resource programs in order to maintain the California State Department of Parks and Recreation's designation of Santa Cruz County as a Certified Local Government (CLG).



## **Programs**

- a. Continue to sponsor investigative research to identify new historic resources and maintain and update an inventory of historic structures, objects, sites, and districts of significance to Santa Cruz County. (Responsibility: Historical Resources Commission, Board of Supervisors, Planning Department)
- b. Encourage educational programs on historic resources. (Responsibility: Historic Resources Commission; local historic associations; Cabrillo College, University of California, Santa Cruz, Santa Cruz County Historic Trust)
- c. Nominate County historic resources to appropriate registries such as the California or National Register. (Responsibility: Historic Resources Commission, Planning Department)
- d. Attempt to include appropriate historic resources in the public domain through donations or through purchase as part of open space and other programs. Negotiate Open Space Easements with limited access to permit study of key sites. (Responsibility: Historic Resources Commission, Board of Supervisors)
- e. Investigate sources of funding for private and public historic restoration and make such information available to the public. (Responsibility: Historic Resources Commission, local historic associations, County Historic Museum, Planning Department, County Administrative Office)
- f. Apply the State Historic Building Code to County designated historic buildings. (Responsibility: Planning Department, Historic Resources Commission, Planning Commission, Board of Supervisors)
- g. Prepare an Historic Resources Element to the General Plan. (Responsibility: Planning Department, Historic Resources Commission, Planning Commission, Board of Supervisors)
- h. Consider adoption of the Mills Act, to grant local property tax subsidies to recognized historic structures to encourage rehabilitation. (Responsibility: Planning Department, Historic Resources Commission, Board of Supervisors)
- i. Inventory County-owned properties of historic significance and develop plans for their protection, restoration or adaptive reuse. (Responsibility: Planning Department, Parks Department, Public Works)
- j. Where possible, provide incentives to property owners to foster historic preservation. Consider revising County zoning regulations to include allowances for facade easements, favorable tax assessments such as taxing at pre-rehabilitation values, parking reductions, transfer of development rights, density bonuses and design assistance. Study the existing zoning of historic buildings to guard against economic incentives to demolish said buildings for more intense development. (Responsibility: Planning Department, Historic Resources Commission, Board of Supervisors)
- k. Participate in grants-in-aid programs such as the State Parks Bond Act, the Main Street Program, Intersurface Transportation Enhancement Act and others as they become available to help finance restoration projects and stimulate the economic vitality of historic neighborhoods. (Responsibility: Planning Department, Historic Resources Commission, County Administrative Office)

- l. Complete deed recordation of properties listed in the County Historic Resources Inventory to ensure that knowledge of the historic status of the property is known to all parties at the time of the sale. (Responsibility: Planning Department, Office of the Recorder)
- m. Provide on-going training of Building Inspectors in the knowledge and use of the Historic Building Code adopted by the County in 1984. (Responsibility: Planning Department)
- n. Complete designation of historic districts in areas such as Soquel Village, Boulder Creek Churches Hill, Pasatiempo and Aptos Village. Complete design guidelines to ensure compatible infill by setting standards for elements such as height, scale and roof line for new construction and additions. (Responsibility: Planning Department, Historic Resources Commission)





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## **Chapter 6**

# **PUBLIC SAFETY AND NOISE**

- SEISMIC HAZARDS
- SLOPE STABILITY
- EROSION
- FLOOD HAZARDS
- FIRE HAZARDS
- HAZARDOUS AND TOXIC MATERIALS
- HAZARDOUS WASTE MANAGEMENT
- ELECTRIC AND MAGNETIC ENERGY
- NOISE



## AUTHORITY AND PURPOSE

This chapter combines two closely related and required elements of the General Plan: the Public Safety Element and the Noise Element.

The requirements for a Safety Element are established by State Planning law (Section 65302 g) as follows:

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Each county and city shall submit to the Division of Mines and Geology of the Department of Conservation one copy of the safety element and any technical studies used for developing the safety element."

The requirements for a Noise Element are established by State Planning law (Section 65302 f) as follows:

"A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (1) Highways and freeways.
- (2) Primary arterials and major local streets.
- (3) Passenger and freight on-line railroad operations and ground rapid systems.
- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (5) Local industrial plants, including, but not limited to, railroad classification yards.
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment."



## SUMMARY

The goals, objectives, policies and programs of this chapter are derived from the necessity to protect the community from natural hazards, as well as from hazards produced from the built environment. This chapter is divided into sections based on the particular hazards.

The Seismic Hazards section addresses geologic review requirements for development within designated fault zones. The second section addresses policies relating to slope stability. This section includes specific policies on Coastal Bluffs and Beaches as well as general requirements for when geologic review is required. The third section on Erosion is closely related to slope stability and addresses the need for drainage and erosion control plans for all development and sets forth standards for the prevention of erosion and siltation.

The policies of the Flood Hazards section require new development to be located outside of the flood hazard area, wherever possible.

The Fire Hazards section is the last section relating to natural hazards and establishes road standards and development requirements for fire protection.

The section on Hazardous and Toxic Materials outlines the objectives and policies which relate to the management of hazardous wastes, and also outlines the County's desire to minimize the use and dissemination into the environment of hazardous and toxic materials generally.

The Hazardous Waste Management section addresses the siting of hazardous waste facilities as required by the Hazardous Waste Management Plan.

An Electric and Magnetic Fields section has been included, which sets forth policies for development near high voltage electric power transmission and distribution lines which could create health hazards.

The section on Noise includes policies relating to land use, ground transportation and air transportation.

Substantial background data on these hazards are available in chapter 5, Resources and Hazards, of the General Plan Update Background Report (1991) covering the urban area, and in the Technical Appendix (1991) as well as various specialized studies and planning documents (see references).

## GOALS

The overall goals guiding the Public Safety and Noise Element are as follows:

- **Public Health and Safety (LCP):** To protect human life, private property and the environment, and to minimize public expenses by preventing inappropriate use and development or location of public facilities and infrastructure in those areas which, by virtue of natural dynamic processes or proximity to other activities, present a potential threat to the public health, safety and general welfare.
- **Noise Hazards:** To protect the public and sensitive wildlife habitat areas from harmful noise sources such as industrial facilities, automobiles, airplanes, motorcycles, construction noise, surface mining operations, chainsaws, off-road vehicles, loud music, and other noise sources.

## SEISMIC HAZARDS

### The Loma Prieta Earthquake

At 5:04 p.m. on October 17, 1989, a magnitude 7.1 earthquake rocked the Monterey Bay and San Francisco Bay regions. The initial quake lasted only 22 seconds, although in the two weeks that followed, more than 4,000 aftershocks were recorded, with 20 of these greater than magnitude 5 on the Richter Scale. The epicenter of the Loma Prieta earthquake was about 10 miles east-northeast of the City of Santa Cruz in the Aptos planning area on the San Andreas fault.

The Loma Prieta earthquake was the largest to strike California since 1906, causing 62 deaths, 3,757 injuries, leaving more than 12,000 people homeless, disrupting transportation, utilities, and communications, and causing more than \$6 billion in property damages.

In Santa Cruz County, 674 dwellings, 32 mobile homes and 310 businesses were destroyed in the earthquake. The State Office of Emergency Services estimated that damages to residential buildings was \$176 million and \$98 million to commercial structures in the County.

As of January 1991, Santa Cruz County had issued 7,460 building permits for reconstruction or repair of earthquake damaged structures, and had provided related services to 19,909 members of the public. Replacement of unreinforced masonry chimneys made up the majority of residential repairs, followed by foundation replacement on older wood frame houses which predated current building codes and lacked basic seismic safety features such as foundation bolts and sufficient structural bracing.

Significant damage to streets, water systems, sewer systems and other public infrastructure was related to liquefaction and subsidence. Repair of infrastructure was financed in part by a voter-approved half cent sales tax levied over 6 years in Measure E, and a \$33 million bond issue.

An evaluation of the response by the Santa Cruz County Emergency Operations Center concluded that the response to the earthquake was a success, with the OEC being fully operational within 25 minutes of the earthquake. Due to the County's susceptibility to earthquakes and other natural hazards, disaster response planning is an on-going process.



## **Objective 6.1 Seismic Hazards**

- (LCP) To reduce the potential for loss of life, injury, and property damage resulting from earthquakes by: regulating the siting and design of development in seismic hazard areas; encouraging open space, agricultural or low density land use in the fault zones; and increasing public information and awareness of seismic hazards.

### **Policies**

#### **6.1.1 Geologic Review for Development in Designated Fault Zones**

- (LCP) Require a review of geologic hazards for all discretionary development projects, including the creation of new lots, in designated fault zones. Fault zones designated for review include the Butano, Sargent, Zayante, and Corralitos complexes, as well as the State designated Seismic Review Zones. Required geologic reviews shall examine all potential seismic hazards, and may consist of a Geologic Hazards Assessment and a more complete investigation where required. Such assessment shall be prepared by County staff under supervision of the County Geologist, or a certified engineering geologist may conduct this review at the applicant's choice and expense.

#### **6.1.2 Geologic Reports for Development in Alquist-Priolo Zones**

- (LCP) Require a preliminary geologic report or full engineering geology report for development on parcels within Alquist-Priolo State-designated seismic review zones.

#### **6.1.3 Engineering Geology Report for Public Facilities in Fault Zones**

- (LCP) Require a full engineering geology report by a certified engineering geologist whenever a significant potential hazard is identified by a Geologic Hazards Assessment or Preliminary Geologic Report, and prior to the approval of any new public facility or critical structure within the designated fault zones.

#### **6.1.4 Site Investigation Regarding Liquefaction Hazard**

- (LCP) Require site-specific investigation by a certified engineering geologist and/or civil engineer of all development proposals of more than four residential units in areas designated as having a high or very high liquefaction potential. Proposals of four units and under and non-residential projects shall be reviewed for liquefaction hazard through environmental review and/or geologic hazards assessment, and when a significant potential hazard exists a site-specific investigation shall be required.

#### **6.1.5 Location of New Development Away From Potentially Hazardous Areas**

- (LCP) Require the location and/or clustering of development away from potentially hazardous areas where feasible and condition development permits based on the recommendations of the site's Hazard Assessment or other technical reports.

#### **6.1.6 Siting of New Reservoirs**

- (LCP) Require a full engineering geologic investigation prior to the construction of new reservoirs, and if an unmitigable hazard exists, relocation of the reservoir.



**6.1.7 Dam Safety Act**

(LCP) New dams shall be constructed according to high seismic design standards of the Dam Safety Act and as specified by structural engineering studies. Smaller reservoirs will be reviewed for potential seismic hazards as a part of the environmental review process.

**6.1.8 Design Standards for new Public Facilities**

(LCP) Require all new public facilities and critical structures to be designed to withstand the expected ground shaking during the design earthquake on the San Andreas fault.

**6.1.9 Recordation of Geologic Hazards**

(LCP) Require the owner of a parcel in an area of potential geologic hazards to record, with the County Recorder, a Notice of Hazards and the level of geologic and/or geotechnical investigation conducted as a condition of development approval.

**6.1.10 Density Recommendations for Proposed Development**

(LCP) Approve the final density of a development proposal only if it is consistent with the recommendations of the technical reports. Deny the location of the proposed development if it is found that the hazards on the site cannot be mitigated to within acceptable risk levels.

**6.1.11 Setbacks From Faults**

(LCP) Exclude land within 50 feet of an active or potentially active fault trace from density calculations for land divisions. Require 50-foot setbacks for all residential structures and 100-foot setbacks for all commercial, multi-residential, high occupancy, and critical structures from active or potentially active fault traces.

**6.1.12 Minimum Parcel Size in Fault Zones**

(LCP) Outside the Urban Services Line and Rural Services Line, require a minimum parcel size of 20 gross acres for the creation of new parcels within state and County designated seismic review zones if proposed building sites lie within the fault zone. Inside the Urban Services Line and Rural Services Line, allow density consistent with the General Plan and LCP Land Use designation if all structures are to be set back at least 50 feet from fault traces and meet all other conditions of technical reports.

**Programs**

a. Periodically update seismic design criteria and the Grading ordinance with the advice of qualified professionals as information becomes available in order to aid buildings and homeowners in constructing safe structures. (Responsibility: Planning Department)

b. Continue to evaluate existing public facilities to determine whether they can maintain structural integrity during the design earthquake. (Responsibility: Public Works, Board of Supervisors, California Department of Forestry)

(LCP) c. Investigate the feasibility of requiring all new structures within fault zones and in areas subject to high or very high liquefaction potential, to be constructed to withstand ground shaking generated up to the design earthquake on the San Andreas fault. (Responsibility: Planning Department, Board of Supervisors)

d. Identify critical structures that were constructed prior to the adoption of current Uniform Building Code earthquake design requirements, and strengthen them structurally if possible or phase out their use. (Responsibility: County Office of Emergency Services, Public Works, Board of Supervisors, State of California)

e. Target the following structures to meet UBC Zone 4 seismic safety standards:

(1) Buildings constructed prior to 1955;

(2) Critical facilities:

- Essential facilities: buildings whose use is necessary during an emergency;
- Buildings whose occupancy is involuntary;
- High occupancy buildings.

(Responsibility: Planning Department, Public Works, Board of Supervisors, State of California)

f. Support seismic retrofit programs for residential properties. (Responsibility: Planning Department, Santa Cruz County Housing Authority, Board of Supervisors)

g. Comprehensively map the Geologic Hazard Combining Zone District to include areas having a high, moderate or uncertain surface rupture potential in order to place all existing regulations into one concise ordinance, and to notify future buyers of these policies as they pertain to individual parcels. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)

h. Comprehensively map the Geologic Hazard Combining Zone District to include areas subject to high liquefaction hazard when precise technical information regarding the extent and activity of liquefiable materials is available. (Responsibility: Board of Supervisors, Planning Commission, Planning Department)

i. Revise existing seismic hazard maps as new, reliable information becomes available. (Responsibility: Planning Department)

j. Evaluate the probable response of community service agencies and emergency facilities to a damaging earthquake, and develop contingency plans for post-disaster emergency operations, including evacuation procedures. (Responsibility: County Office of Emergency Services)

k. Develop public education programs to increase public awareness of seismic hazards, and to inform the public of proper procedures before, during and after an earthquake that can help to minimize injury and property loss. (Responsibility: Planning Department, County Office of Emergency Services)



## Objective 6.2 Slope Stability

- (LCP) To reduce safety hazards and property damage caused by landslides and other ground movements affecting land use activities in areas of unstable geologic formations, potentially unstable slopes and coastal bluff retreat.

### Policies

#### 6.2.1 Geologic Hazards Assessments for Development On and Near Slopes

- (LCP) Require a geologic hazards assessment of all development, including grading permits, that is potentially affected by slope instability, regardless of the slope gradient on which the development takes place. Such assessment shall be prepared by County staff under supervision of the County Geologist, or a certified engineering geologist may conduct this review at the applicant's choice and expense.

#### 6.2.2 Engineering Geology Report

- (LCP) Require an engineering geology report by a certified engineering geologist and/or a soils engineering report when the hazards assessment identifies potentially unsafe geologic conditions in an area of proposed development.

#### 6.2.3 Conditions for Development and Grading Permits

- (LCP) Condition development and grading permits based on the recommendations of the Hazard Assessment and other technical reports.

#### 6.2.4 Mitigation of Geologic Hazards and Density Considerations

- (LCP) Deny the location of a proposed development or permit for a grading project if it is found that geologic hazards cannot be mitigated to within acceptable risk levels; and approve development proposals only if the project's density reflects consideration of the degree of hazard on the site, as determined by technical information.

#### 6.2.5 Slope Considerations for Land Division Calculations

- (LCP) Exclude land with slopes exceeding 30 percent in urban areas and 50 percent in rural areas and land with recent or active landslides from density calculations for land divisions.

#### 6.2.6 Location of Structures and Drainage Considerations in Unstable Areas

- (LCP) Require location and/or clustering of structures away from potentially unstable slopes whenever a feasible building site exists away from the unstable areas. Require drainage plans that direct runoff and drainage away from unstable slopes.

#### 6.2.7 Location of Septic Leachfields

- (LCP) Prohibit the location of septic leachfields in areas subject to landsliding, unless investigation by a certified engineering geologist demonstrates that such placement will not adversely affect slope stability.

#### 6.2.8 Road Construction

- (LCP) Require an engineering geology report and engineering supervision to ensure effective road reconstruction where there have been severe washouts or landslides on private or public roads; and require geologic and engineering review of all proposed road construction in landslide-prone areas.

#### 6.2.9 Recordation of Geologic Hazards

- (LCP) Require the owner of a parcel in an area of potential geologic hazards to record, with the County Recorder, a Notice of Hazards and the level of prior geologic and/or geotechnical investigation conducted as a condition of development approval.



## **Programs**

- a. Implement a program to document the public and private costs of landslides, to identify existing landslides, and revise County maps as additional information becomes available. Require property owners and public agencies to control landslide conditions which threaten structures or roads. (Responsibility: Planning Department)
- b. Maintain and periodically update public information brochures concerning landslide hazards and guidelines for hillside development as new information becomes available. (Responsibility: Planning Department)

## **COASTAL BLUFFS AND BEACHES**

### **Policies**

#### **6.2.10 Geologic Hazards Assessment in Coastal Hazard Areas**

- (LCP) Require a geologic hazards assessment for all development proposals within coastal hazard areas, including all development within 100 feet of a coastal bluff. Other technical reports may be required if significant potential hazards are identified by the hazards assessment.

#### **6.2.11 Setbacks from Coastal Bluffs**

- (LCP) All development, including cantilevered portions of a structure, shall be set back a minimum of 25 feet from the top edge of the bluff. A setback greater than 25 feet may be required based on conditions on and adjoining the site. The setback shall be sufficient to provide a stable building site over a 100-year lifetime of the structure, as determined through geologic and/or soil engineering reports.

#### **6.2.12 100-Year Site Stability**

- (LCP) The 100-year stability of the building site shall not be dependent upon structural engineering measures (such as shoreline protection, retaining walls or deep piers). Exceptions may be granted for improvements to existing structures where consistent with policy 6.2.13 and where there is no feasible building site located outside the setback area, and where structural protection measures that are determined to be able to provide 100 year stability of the building site are already in place. Shoreline protection structures shall only be allowed on lots where both adjacent parcels are already similarly protected, or where necessary to protect existing development.

#### **6.2.13 Improvement to Existing Structures**

- (LCP) Improvements to existing structures located within the 25-foot minimum setback shall not encroach closer to the top of the bluff. All building additions, including second story and cantilevered additions, shall comply with the 25-foot setback.

#### **6.2.14 Site Development to Minimize Hazards**

- (LCP) Require all development to be sited and designed to avoid or minimize hazards as determined by the geologic hazards assessment or geologic and engineering investigations.

**6.2.15 New Development on Existing Lots of Record**

- (LCP) Allow development in areas subject to storm wave inundation or beach or bluff erosion on existing lots of record, within existing developed neighborhoods under the following circumstances:
- (a) Where a technical report (including a geologic hazards assessment, engineering geology report and/or soil engineering report) demonstrates that the potential hazard can be mitigated over the 100-year lifetime of the structure. Mitigations can include, but are not limited to, building setbacks, elevation of the structure, friction pier or deep caisson foundation;
  - (b) Where mitigation of the potential hazard is not dependent on shoreline protection structures except on lots where both adjacent parcels are already similarly protected; and
  - (c) Where a deed restriction indicating the potential hazards on the site and the level of prior investigation conducted is recorded on the deed with the County Recorder.

**6.2.16 Structural Shoreline Protection Measures**

- (LCP) Limit structural shoreline protection measures to structures which protect existing structures, vacant lots which through lack of protection threaten adjacent developed lots, public works, public beaches, or coastal-dependent uses. Require any application for shoreline protective measures to include a thorough analysis of all reasonable alternatives, including but not limited to, relocation or partial removal of the threatened structure, protection of the upper bluff or area immediately adjacent to the threatened structure, and engineered shoreline protection such as beach nourishment, revetments, or vertical walls. Permit structural protection measures only if non-structural measures (e.g., building relocation or change in design) are infeasible from an engineering standpoint or not economically viable. The protection structure must not reduce or restrict public beach access, adversely affect shoreline processes and sand supply, increase erosion on adjacent properties, or cause harmful impacts on wildlife and fish habitats or archeological or paleontological resources. The protection structure must be placed as close as possible to the development requiring protection and must be designed to minimize adverse impacts to recreation and to minimize visual intrusion. Shoreline protection structures shall be designed to meet approved engineering standards for the site as determined through the environmental review process. Structural protection measures should only be considered where a significant threat to an existing structure exists, or where seawalls have been constructed on adjoining parcels. Detailed technical studies will be required to accurately define the oceanographic conditions affecting the site. All shoreline protective structures shall incorporate permanent survey monuments for future use in establishing a survey monument network along the coast for use in monitoring seaward encroachment or slumping of revetments and erosion trends. No approval shall be given for shoreline protective structures that do not include permanent monitoring and maintenance programs. Such programs shall include a report to the County every five years or less, as determined by a qualified professional, after construction of the structure, detailing the condition of the structure and listing any recommended maintenance work. Maintenance programs shall be recorded and shall allow for County removal or repair of a shoreline protective structure, at the owner's expense, if its condition creates a public nuisance or if necessary to protect public health and safety.

**6.2.17 Prohibit New Building Sites in Coastal Hazard Areas**

- (LCP) Do not allow the creation of new building sites, lots, or parcels in areas subject to coastal hazards, or in the area necessary to ensure a stable building site for the minimum 100-year lifetime, or where development would require the construction of public facilities or utility transmission lines within coastal hazard areas or in the area necessary to ensure a stable building site for the minimum 100-year lifetime.

**6.2.18 Prohibit New Structures In Coastal Hazard Areas**

- (LCP) Exclude areas subject to coastal inundation, as defined by geologic hazards assessment or full geologic report, from use for density calculations. Prohibit new structures, public facilities, and service transmission systems in coastal hazard areas unless they are necessary for existing residences or to serve vacant lots which through lack of protection threaten adjacent developed lots, public facilities, public beaches or coastal dependent uses.



**6.2.19 Drainage and Landscape Plans**

- (LCP) Require drainage and landscape plans recognizing potential hazards on and off site to be approved by the County Geologist prior to the approval of development in the coastal hazard areas. Require that approved drainage and landscape development not contribute to offsite impacts and that the defined storm drain system or Best Management Practices be utilized where feasible. The applicant shall be responsible for the costs of repairing and/or restoring any off-site impacts.

**6.2.20 Reconstruction of Damaged Structures on Coastal Bluffs**

- (LCP) Permit reconstruction of structures located on or at the top of a coastal bluff which are damaged as a result of coastal hazards, including slope instability and seismically induced landslides, and where loss is less than 50 percent of the value, in accordance with recommendations from the hazards assessment. Encourage relocation to a new footprint provided that the new location is landward of the previous site at the best possible site not affecting resources (e.g., the most landward location, or landward of the area necessary to ensure a stable building site for the minimum 100-year lifetime, or not necessitating a future shoreline protective structure). Exemption: Public beach facilities and damage which results from non-coastal related hazards, such as fire, and replacements consistent with Coastal Act Policy 30610 (g).

**6.2.21 Reconstruction of Damaged Structures due to Storm Wave Inundation**

- (LCP) Permit the reconstruction of individual structures located in areas subject to storm wave inundation, which are damaged as a result of coastal hazards and loss is less than 50 percent of the value in accordance with recommendations from the geologic hazards assessment and other technical reports, as well as with policy 6.2.16. Encourage relocation to a new footprint provided that the new location is landward of the previous site at the best possible site not affecting resources (e.g., the most landward location, or landward of the area necessary to ensure a stable building site for the minimum 100-year lifetime, or not necessitating a future shoreline protective structure). If more than 75 percent of the neighborhood, structures and public facilities are damaged, reconstruction must take place in accordance with the requirements of policy 6.2.15. Exceptions: Public beach facilities and damage which results from non-coastal hazards such as fire, and replacements consistent with Coastal Act Policy 30610(g).

**Programs**

- (LCP) a. Relocate if feasible, essential public facilities such as sewer lines to locations outside of coastal hazard areas when they are due for expansion or replacement. (Responsibility: Public Works)
- b. Zone areas subject to coastal erosion, inundation, and potential bluff failure to the Geologic Hazards Combining District (Responsibility: Planning Department)
- (LCP) c. Develop and implement a program to correct existing erosion problems along coastal bluffs caused by public drainage facilities. (Responsibility: Public Works)
- d. Review existing coastal protection structures to evaluate the presence of adverse impacts such as pollution problems, loss of recreational beach area, and fishkills and implement feasible corrective actions. (Responsibility: Environmental Health, Planning Department)



- (LCP) e. Support, encourage, and seek funding from FEMA and other appropriate agencies for the initiation of a review of all shoreline protective structures to evaluate their effectiveness and potential for becoming public hazards. Shoreline protective structures can become public hazards, for example, if they are in such a state of disrepair that portions have fallen or are in imminent danger of falling onto beaches. Where it is determined that such structures are public hazards or where they provide ineffective protection due to inadequate maintenance, consider notifying the property owner and requiring the property owner to either maintain the structure to a reasonable level or remove and replace the structure within one year of the notice. Consider County action to maintain or remove and replace the structure and recover costs by a lien against the property if the property owner does not act within one year of such notice. (Responsibility: Planning Department, Board of Supervisors)
- (LCP) f. Support, encourage, seek funding, and cooperate with the Coastal Conservancy, Coastal Commission, State Lands Commission, and the Corps of Engineers for the establishment and maintenance of a permanent survey monument monitoring network along the coast. Utilize existing monuments set by Caltrans, other public agencies, geologic consultants, and others to the greatest degree possible. Incorporate the use of these monuments into all future planning for shoreline protective structures. Provide geo-reference (latitude and longitude) for each monument and structure. (Responsibility: Planning Department, Public Works)

### Objective 6.3 Erosion

- (LCP) To control erosion and siltation originating from existing conditions, current land-use activities, and from new developments, to reduce damage to soil, water, and biotic resources.

### Policies

#### 6.3.1 Slope Restrictions

- (LCP) Prohibit structures in discretionary projects on slopes in excess of 30 percent. A single family dwelling on an existing lot of record may be excepted from the prohibition where siting on greater slopes would result in less land disturbance, or siting on lesser slopes is infeasible.

#### 6.3.2 Grading Projects to Address Mitigation Measures

- (LCP) Deny any grading project where a potential danger to soil or water resources has been identified and adequate mitigation measures cannot be undertaken.

#### 6.3.3 Abatement of Grading and Drainage Problems

- (LCP) Require, as a condition of development approval, abatement of any grading or drainage condition on the property which gives rise to existing or potential erosion problems.

#### 6.3.4 Erosion Control Plan Approval Required for Development

- (LCP) Require approval of an erosion control plan for all development, as specified in the Erosion Control ordinance. Vegetation removal shall be minimized and limited to that amount indicated on the approved development plans, but shall be consistent with fire safety requirements.

**6.3.5 Installation of Erosion Control Measures**

Require the installation of erosion control measures consistent with the Erosion Control ordinance, by October 15, or the advent of significant rain, or project completion, whichever occurs first. Prior to October 15, require adequate erosion control to be provided to prevent erosion from early storms. For development activities, require protection of exposed soil from erosion between October 15 and April 15 and require vegetation and stabilization of disturbed areas prior to completion of the project. For agricultural activities, require that adequate measures are taken to prevent excessive sediment from leaving the property.

**6.3.6 Earthmoving in Least Disturbed or Water Supply Watersheds**

Prohibit earthmoving operations in areas of very high or high erosion hazard potential and in Least-Disturbed or Water-Supply Watersheds between October 15 and April 15, unless preauthorized by the Planning Director. If such activities take place, measures to control erosion must be in place at the end of each day's work.

**6.3.7 Reuse of Topsoil and Native Vegetation Upon Grading Completion**

Require topsoil to be stockpiled and reapplied upon completion of grading to promote regrowth of vegetation; native vegetation should be used in replanting disturbed areas to enhance long-term stability.

**6.3.8 On-Site Sediment Containment**

(LCP) Require containment of all sediment on the site during construction and require drainage improvements for the completed development that will provide runoff control, including onsite retention or detention where downstream drainage facilities have limited capacity. Runoff control systems or Best Management Practices shall be adequate to prevent any significant increase in site runoff over pre-existing volumes and velocities and to maximize on-site collection of non-point source pollutants.

**6.3.9 Site Design to Minimize Grading**

(LCP) Require site design in all areas to minimize grading activities and reduce vegetation removal based on the following guidelines:

- (a) Structures should be clustered;
- (b) Access roads and driveways shall not cross slopes greater than 30 percent; cuts and fills should not exceed 10 feet, unless they are wholly underneath the footprint and adequately retained;
- (c) Foundation designs should minimize excavation or fill;
- (d) Building and access envelopes should be designated on the basis of site inspection to avoid particularly erodable areas;
- (e) Require all fill and sidecast material to be recompacted to engineered standards, reseeded, and mulched and/or burlap covered.

**6.3.10 Land Clearing Permit**

(LCP) Require a land clearing permit and an erosion control plan for clearing one or more acres, except when clearing is for existing agricultural uses. Require that any erosion control and land clearing activities be consistent with all General Plan and LCP Land Use Plan policies.

**6.3.11 Sensitive Habitat Considerations for Land Clearing Permits**

(LCP) Require a permit for any land clearing in a sensitive habitat area and for clearing more than one quarter acre in Water Supply Watershed, Least Disturbed Watershed, very high and high erosion hazard areas no matter what the parcel size. Require that any land clearing be consistent with all General Plan and LCP Land Use policies.



## Programs

- (LCP) a. Establish an active erosion control education program for the general public, builders, and staff, in cooperation with the Resource Conservation District and the Soil Conservation Service. (Responsibility: Planning Department)
- b. Enforce the comprehensive Erosion Control ordinance requiring control of existing erosion problems as well as the installation of erosion, sediment, and runoff control measures in new developments. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- (LCP) c. Develop cost-sharing programs with outside funding to assist property owners with control of existing problems that are too large to be effectively controlled by the owner. (Responsibility: Planning Department)
- (LCP) d. Encourage use of Resource Conservation District programs to control existing erosion problems. (Responsibility: Planning Department)

## Objective 6.4 Flood Hazards

- (LCP) To protect new and existing structures from flood hazards in order to minimize economic damages and threats to public health and safety, and to prevent adverse impacts on floodplains, and maintain their beneficial function for flood water storage and transport and for biotic resource protection.

## Policies

### 6.4.1 Geologic Hazards Assessment Required in Flood Hazard Areas

- (LCP) Require a geologic hazards assessment of all development proposals within the County's flood hazard areas in order to identify flood hazards and development constraints.

### 6.4.2 Development Proposals Protected from Flood Hazard

- (LCP) Approve only those grading applications and development proposals that are adequately protected from flood hazard and which do not add to flooding damage potential. This may include the requirement for foundation design which minimizes displacement of flood waters, as well as other mitigation measures.

### 6.4.3 Development on or Adjacent to Coastal Bluffs and Beaches

- (LCP) Allow development in areas immediately adjacent to coastal bluffs and beaches only if a geologist determines that wave action, storm swell and tsunami inundation are not a hazard to the proposed development or that such hazard can be adequately mitigated. Such determination shall be made by the County Geologist, or a certified engineering geologist may conduct this review at applicant's choice and expense. Apply Coastal Bluffs and Beaches policies.

### 6.4.4 Locate Public Facilities Outside Flood Hazard Areas

- (LCP) Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood and coastal high hazard areas, unless such facilities are necessary to serve existing uses, there is no other feasible location, and construction of these structures will not increase hazards to life or property within or adjacent to the floodplain or coastal inundation areas.



**6.4.5 New Parcels in 100-Year Floodplains**

- (LCP) Allow the creation of new parcels in 100-year floodplains only under the following circumstances:
- (a) Demonstration that each proposed parcel contains at least one development site which is not subject to flood hazard.
  - (b) A deed restriction indicating the limits and elevations of the 100-year floodplain recorded with the County Recorder.

**6.4.6 Density Calculations**

- (LCP) In all areas exclude the portion of the property designated within the 100 year floodplain from density calculations.

**6.4.7 New Construction to be Outside Flood Hazard Areas**

- (LCP) Restrict new construction to the area outside the 100 year floodplain and area subject to coastal inundation, if a buildable portion of the parcel exists outside such areas.

**6.4.8 Elevation of Residential Structures**

- (LCP) Require elevation of the habitable portions of residential structures above the 100-year flood level where constructed within a floodplain. Require flood-proofing or elevation of non-residential structures. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing.

**6.4.9 Septic Systems, Leachfields, and Fill Placement**

- (LCP) Prohibit the location of septic systems and leachfields serving new development within the 100-year floodplain. Allow the placement of fill within the 100-year floodplain in the minimum amount necessary not to exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts on or off site. No septic system, leachfield or fill is allowed in the floodway.

**6.4.10 Flood Control Structures**

- (LCP) Allow flood control structures only to protect existing development (including agricultural operations) where no other alternative is feasible and where such protection is necessary for public safety. The structures must not adversely affect sand supply, increase erosion or flooding on adjacent properties, or restrict stream flows below minimum levels necessary for the maintenance of fish and wildlife habitats.

## **Programs**

- a. Continue the Floodplain Management Program in accordance with the Federal Flood Insurance Program. (Responsibility: Planning Department)
- b. Revise County floodplain maps as updated information becomes available. (Responsibility: Planning Department, FEMA)
- c. Comprehensively map the Geologic Hazards Combining Zone District in order to place all existing regulations into one concise and consistent ordinance and to notify future buyers of the policies as they pertain to affected parcels. (Responsibility: Planning Commission, Planning Department)
- d. Maintain culverts and drainage facilities on County roads, and seek to eliminate log-jams and other obstructions from stream courses. (Responsibility: Public Works, Planning Department)

- e. Continue to provide information to property owners located in floodplains and coastal inundation areas to encourage participation in the Federal Flood Insurance Program. (Responsibility: Planning Department)
- f. Maintain the Automated Local Evaluation in Real Time (ALERT) Systems along Soquel Creek and Corralitos Creek. Implement a floodplain warning system for the San Lorenzo River, Aptos Creek and Valencia Creek. The Pajaro River Basin continues to be monitored by the National Weather Service. (Responsibility: Planning Department, County Office of Emergency Services)
- g. Prepare detailed tsunami evacuation plans for coastal areas subject to the tsunami hazard. (Responsibility: County Office of Emergency Services)
- (LCP) h. Incorporate more detailed information on tsunami inundation levels into the existing flood hazard program when this information is available. Existing development regulations would then apply to areas subject to this hazard. (Responsibility: County Office of Emergency Services)
- i. Prepare and adopt an emergency warning system and detailed evacuation plans for areas subject to inundation in the event of failure of the Newell Creek Dam. (Responsibility: County Office of Emergency Services)
- j. Work with relevant state and federal agencies to monitor potential rise in sea level due to the greenhouse effect and develop long term programs to address the impacts. (Responsibility: Planning Department, Board of Supervisors)
- k. Continue to work with the Joint Powers Authority to relocate the Santa Cruz County Emergency Operations Center from the basement of the County Government Center, where it is vulnerable to flooding. (Responsibility: Board of Supervisors, Office of Emergency Services, County Administrative Office)



## Objective 6.5 Fire Hazards

To protect the public from the hazards of fire through citizen awareness, mitigating the risks of fire, responsible fire protection planning and built-in systems for fire detection and suppression,

### Policies

#### 6.5.1 Access Standards

Require all new structures, including additions of more than 500 square feet, to single-family dwellings on existing parcels of record, to provide an adequate road for fire protection in conformance with the following standards:

- (a) Access roads shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with 12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the Fire Chief. Exceptions: Title 19 of the California Administrative Code, requires that access roads from every state governed building to a public street shall be all-weather hard-surface (suitable for use by fire apparatus) roadway not less than 20 feet in width. Such roadway shall be unobstructed and maintained only as access to the public street.
- (b) Obstruction of the road width, as required above, including the parking of vehicles, shall be prohibited, as required in the Uniform Fire Code.
- (c) The access road surface shall be "all weather", which means a minimum of six inches of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95 percent compaction and shall be maintained. Where the grade of the access road exceeds 15 percent, the base rock shall be overlain by 2 inches of asphaltic concrete, Type B or equivalent, and shall be maintained.
- (d) The maximum grade of the access road shall not exceed 20 percent, with grades greater than 15 percent not permitted for distances of more than 200 feet at a time.
- (e) The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts.
- (f) Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet vertical clearance.
- (g) An access road or driveway shall not end farther than 150 feet from any portion of a structure.
- (h) A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- (i) No roadway shall have an inside turning radius of less than 50 feet. Roadways with a radius curvature of 50 to 100 feet shall require an additional 4 feet of road width. Roadways with radius curvatures of 100 to 200 feet shall require an additional 2 feet of road width.
- (j) Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- (k) Bridges shall be as wide as the road being serviced, meet a minimum load bearing capacity of 25 tons, and have guard rails. Guard rails shall not reduce the required minimum road width. Width requirements may be modified only with written approval from the Fire Chief. Bridge capacity shall be posted and shall be certified every five years by a licensed engineer. For bridges served by 12 foot access roads, approved turnouts shall be provided at each bridge approach.
- (l) All private access roads, driveways, turn arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.



- (m) To ensure maintenance of private access roads, driveways, turnarounds and bridges, the owner(s) of parcels where new development is proposed shall participate in an existing road maintenance group. For those without existing maintenance agreements, the formation of such an agreement shall be required.
- (n) All access road and bridge improvements required under this section shall be made prior to permit approval, or as a condition of permit approval.
- (o) Access for any new dwelling unit or other structure used for human occupancy, including a single-family dwelling on an existing parcel of record, shall be in the duly recorded form of a deeded access or an access recognized by court order.

Diagrammatic representations of access standards are available at the Santa Cruz County Planning Department and local fire agencies.

### 6.5.2 Exceptions to Access Road Standards

Exceptions to these standards may be granted at the discretion of the Fire Chief for single-family dwellings on existing parcels of record as follows:

- (a) When the existing access road is acceptable to the Fire Department having jurisdiction.
- (b) In addition, any of the following mitigation methods may be required:
  - (1) Participation in an existing or formation of a new road maintenance group or association.
  - (2) Completion of certain road improvements such as fill pot holes, resurface access road, provide turnouts, cut back brush, etc. are made, as determined by the fire officials, and provided that the fire department determines that adequate fire protection can still be provided.
  - (3) Provision of approved fire protection systems as determined by the Fire Chief.
- (c) The level of road improvement required shall bear a reasonable relationship to the magnitude of development proposed.

### 6.5.3 Conditions for Project Approval

Condition approval of all new structures and additions larger than 500 square feet, and to single family dwellings on existing parcels of record to meet the following fire protection standards:

- (a) Address numbers shall be posted on the property so as to be clearly visible from the access road. Where visibility cannot be provided, a post or sign bearing the numbers shall be set adjacent to the driveway or access road to the property and shall have a contrasting background. Numbers shall be posted when construction begins.
- (b) Provide adequate water availability. This may be provided from an approved water system within 500 feet of a structure, or by an individual water storage facility (water tank, swimming pool, etc.) on the property itself. The fire department shall determine the adequacy and location of individual water storage to be provided. Built-in fire protection features (i.e., sprinkler systems) may allow for some exemptions of other fire protection standards when incorporated into the project.
- (c) Maintain around all structures a clearance of not less than 30 feet or to the property line (whichever is a shorter distance) of all flammable vegetation or other combustible materials; or for a greater distance as may be prescribed by the fire department.
- (d) Provide and maintain one-half inch wire mesh screens on all chimneys.
- (e) Automatic smoke detection devices shall be installed and maintained in accordance with the California Building Code and local Fire Department regulations. Sprinkler and fire alarm systems, when installed, shall meet the requirements of the local Fire Department.
- (f) Provide adequate disposal of refuse. All development outside refuse collection boundaries shall be required to include a suitable plan for the disposal of flammable refuse. Refuse disposal shall be in accordance with state, County or local plans or ordinances. Where practical, refuse disposal should be by methods other than open burning.
- (g) Require fire retardant roofs on all projects, as specified in the County Fire Code and the Uniform Fire Code. Exterior walls constructed of fire resistant materials are recommended, but are not necessarily required.

**6.5.4 Fire Protection Standards for Land Divisions Outside the Urban Services Line**

Require all new minor land divisions and subdivisions outside the Urban Services Line to meet the following fire protection standards:

- (a) If a proposed building site is located on a dead-end access road and is more than one-half mile from the nearest intersection with a through road, then secondary access must be provided. [See section 6.5.5, Standards for Dead End Roads] If building site is located within a 5 minute response time from the fire department and within 500 feet of a county maintained road, then secondary access will not be required. Secondary access is defined as a 12 foot wide all-weather surface roadway with a recorded right of access and maintenance agreement. The secondary access may be provided with a gate or other barrier on the approval of the Fire Chief. If these conditions cannot be met, development may take place only at the lowest density allowed for the area by the General Plan and LCP Land Use Plan.
- (b) All primary and secondary roads shall meet the requirements of this section and shall be maintained through a County Service Area or a joint road maintenance agreement with all property owners of record.
- (c) Location within the response time of 20 minutes from the fire station which is responsible for serving the parcel. Response time is defined as the length of time between the dispatch of ground fire vehicles from the fire station to their arrival at the location of the proposed structure(s). In areas exceeding 20 minutes response time, development may take place only at the lowest density allowed by the General Plan and LCP Land use Plan.
- (d) Locate the building site outside any designated Critical Fire Hazard Area. If building sites cannot be located outside a Critical Fire Hazard Area, the following criteria shall be met:
  - (1) If the building site is served by a through access road or by secondary access, development may be approved only at the lowest density allowed by the General Plan and LCP Land use Plan.
  - (2) If the parcel is on a dead-end access road and cannot develop secondary access, development may consist of only one single-family residence on the existing parcel of record; all land divisions must be denied.
- (e) The project can meet the vegetation modification requirements called for by the Fire Chief, based upon an on-site inspection, including appropriate erosion control facilities. The homeowner must maintain this vegetation modification in order to assure long-term protection. Land clearing or vegetation modification which exceeds one acre, whether planned to take place prior to or after development approval, must submit an erosion control plan for the review and approval of the County Watershed Management Section. Vegetation modification plans shall not be allowed which introduce non-native invasive plant species, and wherever possible should utilize native fire-resistant vegetation,
- (f) The project can meet the standards established by the Fire Chief for water supply and/or water storage for fire-fighting purposes.
- (g) Mitigable Critical Fire Hazard Areas. If the project lies in a Critical Fire Hazard Area and within the area bordered by the following access roads: From Day Valley Road to Freedom Blvd., to Hames Road, to Browns Valley Road to Hazel Dell Road, to Gaffey Road, down Highway 152 to Carlton road, Carlton Road to Highway 129 and ending at Murphy road,\* and the project can meet the water storage standards, then the development may proceed at a density as determined by the Rural Density Matrix. Mitigation was based upon the following criteria:
  - (1) extent of the critical fire hazard vegetation;
  - (2) distance to adjacent fire hazard areas;
  - (3) accessibility for fire-fighting equipment;
  - (4) air moisture content;
  - (5) historic record of wildland fires;
  - (6) slope and terrain.

\*This area has been mapped to denote areas where the fire hazard is of lesser concern, if mitigated by vegetation modification and water supply/storage supplementation. These maps are available at Santa Cruz County Planning Department, or at the California Department of Forestry and Fire Protection headquarters for review.



**6.5.5 Standards for New Dead End Roads**

Prohibit newly constructed dead-end roads without secondary access serving more than one parcel in new minor land divisions or subdivisions which exceed the following distances from an adequate through road unless approved by the applicable fire protection agency, the Department of Public Works, and by the Planning Commission; in no case shall a new dead-end road exceed 1/2 mile in length.

Urban & Suburban General Plan and LCP Land Use Plan designation	500'
Rural General Plan and LCP Land Use Plan designation	1000'
Mountain General Plan and LCP Land Use Plan designation	1500'

The standard for new subdivisions of 5 or more lots shall not exceed 500' unless recommended by the applicable fire protection agencies and the Department of Public Works, and approved by the Planning Commission.

**6.5.6 Maintenance for Private Roads**

Require the creation or expansion of County Service Areas (to provide road maintenance), road maintenance agreements or associations (deemed adequate to provide appropriate road maintenance) for all new private roads, and for land divisions in rural areas served by private roads.

**6.5.7 Certification of Adequate Fire Protection Prior to Permit Approval**

(LCP) Require all land divisions, multi-unit residential complexes, commercial and industrial complexes, public facilities and critical utilities to obtain certification from the appropriate fire protection agency that adequate fire protection is available, prior to permit approval.

**6.5.8 Public Facilities Within Critical Fire Hazard Areas**

(LCP) Discourage location of public facilities and critical utilities in Critical Fire Hazard Areas. When unavoidable, special precautions shall be taken to ensure the safety and uninterrupted operation of these facilities.

**6.5.9 Consistency With Adopted Codes Required for New Development**

(LCP) Require all new development to be consistent with the Uniform Fire Code, California Building Code, and other adopted County and local fire agency ordinance.

**6.5.10 Land Divisions Access Requirements**

- (LCP)
- (a) Require all private roads used for either primary or secondary access to be maintained through road maintenance agreements and/or associations or through a County Service Area.
  - (b) Prohibit land divisions where any new building site is located more than 1/2 mile from a through road unless secondary access is provided.
  - (c) In the North Coast and Bonny Doon planning areas, prohibit new land divisions where any new building site is located more than 1/2 mile from a publicly maintained road even where secondary access is provided.

**6.5.11 Fire Protection Standards for Land Divisions Inside the Urban Services Line**

Require all new land divisions within the Urban Services Line to be consistent with the California Fire Code, California Building Code, and other adopted County and local fire agency ordinances.



## Programs

- a. Encourage fire protection agencies to enter into first alarm response and initiate contractual agreements in order to assure that the fire unit nearest the fire will respond on first alarm to a fire emergency. (Responsibility: County Fire Marshal, Board of Supervisors, local fire protection agencies)
- b. Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system, which provides for sequenced or patterned numbers and/or non-duplicating naming within the County. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets. Nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering (Responsibility: Office of Emergency Services, County Fire Marshal)
- c. Define levels of fire protection services using criteria relating to distance from fire stations, density of development and magnitude of fire risk. (Responsibility: Board of Supervisors, local fire protection agencies)
- d. Develop firebreak standards for new development to separate communities or clusters of structures from native vegetation. (Responsibility: County Fire Marshal, Board of Supervisors, State Department of Forestry, and local fire protection agencies)
- e. Develop an overall firebreak plan in Critical Fire Hazard Areas and implement the plan in conjunction with the Department of Forestry and fire protection agencies. (Responsibility: California Department of Forestry and Fire Protection, local fire protection agencies, Office of Emergency Services)
- f. Provide, to the maximum extent feasible, two emergency access routes for all communities, with at least one developed to County standards. (Responsibility: Board of Supervisors, Planning Department, Public Works)
- g. Upgrade water distribution systems where deficient to ensure adequate peak load water supply requirements for fire protection within the service areas of recognized water purveyors. Priority shall be given to areas within the Urban Services Line. (Responsibility: Water Purveyors, County Fire Department, local fire protection agencies, County Office of Emergency Services)
- h. Give priority to areas within the Urban Services Line when planning expansion of fire protection facilities and equipment. (Responsibility: fire protection agencies, Board of Supervisors)
- i. Encourage all fire protection agencies to participate in the development and implementation of a joint communications center. (Responsibility: Board of Supervisors, Communications Director, County Fire Department, California Department of Forestry and Fire Protection, local fire protection agencies, County Office of Emergency Services)
- j. Update annually the "Fire Protection Improvement Program and Long-Range Plan for Santa Cruz County." (Responsibility: Board of Supervisors, County Fire Marshal, County Office of Emergency Services)

- k. Encourage the State Department of Forestry to provide land and air fire-fighting facilities and equipment adequate to meet estimated peak fire demands. (Responsibility: Board of Supervisors, County Fire Marshal)
- l. Encourage fire protection agencies to establish educational fire prevention programs in order to have the public recognize their responsibility in preventing fires. (Responsibility: California Department of Forestry and Fire Protection, County Fire Marshal, local fire protection agencies, County Office of Emergency Services)
- m. Review and update on a periodic basis the countywide Disaster Contingency Plan. Include the appropriate County agencies in all phases of disaster contingency planning. (Responsibility: Board of Supervisors, Office of Emergency Services)
- (LCP) n. Update the Critical Fire Hazard Map as new site-specific information becomes available which more precisely defines these areas.. (Responsibility: Planning Department, County Fire Department, California Department of Forestry and Fire Protection, local fire protection agencies)
- o. Identify high fire risk areas within the Urban Services Line and rural areas with topography, hazardous fuels, structures, density similar to those found in the Oakland Hills Fire of 1991. (Responsibility: Planning Department, County Fire Marshal, local fire protection agencies, Board of Supervisors)
- (LCP) p. In cooperation with fire protection agencies, develop coordinated action programs to reduce the hazard to existing development in critical fire hazard areas such as the following:
- (1) Assessment districts to finance road improvements and secondary access; water storage, distribution and hydrant facilities; purchase of pumper trucks and/or vegetation clearance and fire break construction.
  - (2) Fire hazard inspection and code enforcement.
  - (3) Public education programs on fire prevention.
- (Responsibility: Planning Department, County Fire Marshal, local fire protection agencies, Board of Supervisors)
- q. Amend and update the Santa Cruz County General Plan Fire Safety Element as needed, to reflect fire code amendments. (Responsibility: Board of Supervisors, County Fire Marshal, local fire protection agencies, Planning Department)



## HAZARDOUS AND TOXIC MATERIALS

For more than a decade, Santa Cruz County government has played a leadership role in helping to minimize toxic hazards to the citizens and residents of Santa Cruz County. In 1984, the Board of Supervisors adopted as a statement of basic policy that it should be a statewide goal completely to eliminate the toxic contamination of any portion of the State's environment, including the land, water, and air resources of the State.

In June 1990, by adopting Measure C, the people of Santa Cruz County made a specific finding that "the introduction of toxic chemicals into all parts of the environment, in increasing quantities, has led to the pollution of the ocean, and of fresh water supplies, and to the presence of toxic chemicals in the tissues of virtually every living

thing, placing the future of life on this planet in jeopardy." Measure C requires Santa Cruz County government to attempt to eliminate the use of toxic materials within Santa Cruz County where possible, and requires the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible.

This section of the General Plan and LCP Land Use Plan states the basic objectives of Santa Cruz County with respect to hazardous and toxic materials, and also includes provisions relating to hazardous waste management. The provisions relating to hazardous waste management are a summary of the facilities siting provisions of the Santa Cruz County Hazardous Waste Management Plan (CHWMP), required by State law. Additional background information and more detailed policies, programs, and technical data are included in the County's Hazardous Waste Management Plan.

### Objective 6.6 Hazardous and Toxic Materials

To eliminate, to the greatest degree possible, the use of hazardous and toxic materials, and where it is not feasible completely to eliminate the use of such materials, then to minimize the reduction in the use of such materials, so as to ensure that such materials will not contaminate any portion of the County's environment, including the land, water, and air resources of the County.

### Policies

#### 6.6.1 Hazardous Materials Ordinance

Maintain the County's Hazardous Materials ordinance, placing on users of hazardous and toxic materials the obligation to eliminate or minimize the use of such materials wherever possible, and in all cases to minimize the release, emission, or discharge of hazardous materials to the environment, and properly to handle all hazardous materials and to disclose their whereabouts. Further, maintain the County's ordinance relating to ozone-depleting compounds. Ensure that any amendment of existing ordinance provisions is based on a finding that the amendments will provide protection to the environment and the community against toxic hazards that is equal to or stronger than the existing provisions.

#### 6.6.2 County Use of Toxic/Hazardous Materials

Eliminate wherever possible, and minimize where elimination is not feasible, the use of hazardous and toxic materials in the operations and programs of County government.

#### 6.6.3 Maintenance of Standards for Use and Control

Ensure that Santa Cruz County maintains standards for the use and control of hazardous materials which are at least equal in their protection for the environment and the community to measures imposed by other local governments within Santa Cruz County, and in adjoining counties.



## Programs

- a. Require an annual report by County departments on departmental efforts to eliminate and reduce the use of toxic materials in County operations. (Responsibility: each County department, County Administrative Office, Board of Supervisors)
- b. Enact an ordinance regulating the storage, transportation, and use of toxic gases, with standards at least as protective as those found in comparable ordinances adopted by local governments within Santa Clara County. (Responsibility: Environmental Health, Planning Department, County Office of Emergency Services, Board of Supervisors)
- c. Implement, where funding can be made available, programs to provide assistance to businesses, farmers, and homeowners, to assist them in eliminating and reducing the use of toxic materials. (Responsibility: Environmental Health, Planning Department, Agricultural Commissioner, County Administrative Office)
- d. Continue County programs facilitating the safe disposal of household hazardous wastes. (Responsibility: Public Works)

## HAZARDOUS WASTE MANAGEMENT

The Hazardous Waste Management section is a summary of the facilities siting provisions of the Santa Cruz County Hazardous Waste Management Plan (CHWMP), required by state law. Additional background information and more detailed policies, programs and technical data are included in the CHWMP. The intent of this section is to restate the substantive provision, relating to hazardous waste management facilities siting of the CHWMP. If any portion of this section appears to conflict with the County Hazardous Waste Management Plan, the County Hazardous Waste Management Plan shall prevail.

### Objective 6.7 Hazardous Waste Management

To ensure that hazardous waste management facilities will be safely sited to protect public health and the environment, and to ensure the general management of hazardous waste through the year 2000 occurs in accordance with the implementation policies specified in the Santa Cruz County Hazardous Waste Management Plan, and any applicable state and federal regulations.

## ALL FACILITIES WHICH COLLECT, HANDLE, TRANSPORT, TREAT, STORE OR DISPOSE OF HAZARDOUS WASTE

### Policies

#### 6.7.1 Managing the County's Fair Share of Hazardous Waste

Any proposed facility shall be consistent with the fair share principle, and with any inter-jurisdictional agreements on hazardous waste management entered into by Santa Cruz County.

#### 6.7.2 Sizing Facilities

Facilities shall be designed and sized primarily to meet the hazardous waste management needs of this County, or to meet any broader future commitments made as part of an inter-jurisdictional agreement, or upon a determination of the local body that the project meets local planning criteria and serves public needs.

#### 6.7.3 Location of Facilities

Require any proposed hazardous waste management facility to be located only in those general areas identified in the Hazardous Waste Management Plan.

#### 6.7.4 Conformance to Federal, State and Local Siting Standards

Require all hazardous waste land disposal facilities to conform to the siting standards contained in state statutes as well as conform to the General Plan and LCP Land Use Plan and Zoning ordinances of the County of Santa Cruz.

#### 6.7.5 Floodplains and Sensitive Habitats

Prohibit any facility to be located within a floodplain or area which could adversely impact any sensitive habitat.

#### 6.7.6 Depth to Groundwater

Require a minimum 20 foot distance between any hazardous waste facility and the highest anticipated elevation of the underlying groundwater. Proposed sites must be evaluated for this criteria by a registered geologist before permitting.

**6.7.7 Mineral Resources Areas**

Allow facilities to be sited only where they will not preclude extraction of minerals necessary to sustain the economy of the state.

**6.7.8 Non-Attainment Air Areas (Federal Clean Air Act)**

Allow facilities to be sited within federally designated Non-Attainment Air Areas only under the following conditions:

- (a) A risk assessment must be completed and shall consider physical and chemical characteristics of the specific types of wastes that will be handled and design features of the facility. The assessment must show that emissions will not significantly contribute to non-attainment of standards;
- (b) The emissions generated must be mitigated; and
- (c) The emissions generated from such facilities shall not be greater than those associated with the transportation of hazardous waste outside of the non-attainment area.

**6.7.9 Prime Agricultural Land**

Demonstrate an overriding public service need before approving the siting of hazardous waste management facilities in commercial agricultural lands.

**6.7.10 Distance From Residences**

- (a) Require a Risk Assessment for the siting of a hazardous waste management facility and a 500 foot minimum buffer zone from the nearest urban and suburban density residentially zoned areas. The risk assessment shall consider the physical and chemical characteristics of the specific type of waste(s) that will be handled and any design feature necessary for the facility.
- (b) Require any facility handling ignitable, volatile or reactive wastes to be sited a minimum of 2000 feet from the nearest residence unless the developer can show that the public is sufficiently safeguarded in the event of an accident.

**6.7.11 Distance from Immobile Populations**

- (a) Require a Risk Assessment for the siting of a hazardous waste management facility and a 500 foot minimum buffer zone from an immobile population, which includes places where large numbers of people may gather and also includes schools, hospitals, convalescent homes, prisons, facilities for the mentally ill, etc. The risk assessment shall consider the physical and chemical characteristics of the specific type of waste(s) that will be handled and any design feature necessary for the facility.
- (b) Require any facility handling ignitable, volatile or reactive wastes proposed to be sited within one mile of an immobile population, to prepare, at the developer's expense, a study detailing the maximum credible accident from a facility's operation.

**6.7.12 Emergency Response/Safe Transportation Routes**

Locate facilities of any type so as to minimize distances to major transportation services. Locate all facilities in areas where the fire departments are trained to respond to hazardous materials accidents. Road networks leading to major transportation routes should not pass through residential neighborhoods, should minimize residential frontages in other areas, and shall be demonstrated to be safe with regard to road design and construction, weight allowances, accident rates, excess traffic, etc.

**6.7.13 Public Services**

Limit all facility types to sites where public water and sewer and emergency facilities are available, except for existing landfill sites.



## TRANSFER STATIONS FOR HOUSEHOLD AND SMALL QUANTITY BUSINESS GENERATORS

Existing and projected hazardous waste generation rates identified in the Santa Cruz County Hazardous Waste Management Plan indicate a need only for local collection and temporary storage (transfer) facilities to receive hazardous waste from household and small quantity (business) generators. Any and all such facilities sited in the unincorporated area of Santa Cruz County shall be subject to the following siting policies.

### Policies

#### **6.7.14 Require Environmental Review**

Require proposed facilities to follow the Environmental Review procedures of the County. At a minimum, projects shall be reviewed for their susceptibility to natural hazards, including seismic and slope stability; and reviewed for their impacts to natural resources including groundwater and Water Supply Watersheds. Consider approval of such facilities only when a risk assessment is performed which indicates that the risks can be made acceptable through proper engineering and appropriate conditions are included as part of the design and construction of the facility.

#### **6.7.15 Permeable Stratas and Soils**

Require all above-ground facilities to have engineered structural design features, common to other types of industrial facilities, including spill containment and monitoring devices.

#### **6.7.16 PSD Areas (Prevention of Significant Deterioration Areas)**

Permit these facilities to be sited in PSD Areas, as defined in the Hazardous Waste Management Plan, only if they are necessary to handle potentially hazardous wastes generated by visitors or residents in recreational or cultural facility areas which are in the PSD zone. PSD areas meet the ambient air standards of the Clean Air Act, and thus should be prevented from significant deterioration.

#### **6.7.17 Proximity to Waste Generators**

Locate household hazardous waste collection facilities close to residential and/or commercial zoned areas to encourage their use.

#### **6.7.18 Recreational, Historic, Cultural and Scenic Areas**

Allow household hazardous waste management facilities to be located in areas of recreational, historic, cultural or scenic resources only to the extent that they are necessary to handle hazardous wastes generated by visitors, workers or residents in these areas.

## TREATMENT/STORAGE DISPOSAL FACILITIES FOR INDUSTRIAL GENERATORS

Existing and projected hazardous waste generation rates identified in the Santa Cruz County Hazardous Waste Management Plan do not indicate a need for local treatment, storage or disposal facilities for industrial generators within Santa Cruz County. The existing and projected needs for treatment, storage and disposal of hazardous wastes can continue to be met by out-of-County facilities. Therefore no industrial treatment, storage or disposal facility will be allowed within Santa Cruz County. If at some future time a need can be demonstrated as determined by the Board of Supervisors, then the following siting policies shall apply.

### Policies

#### 6.7.19 Seismic Hazards

Prohibit facilities of any type to be built in zones of potential surface rupture faulting, areas of high liquefaction potential, and areas most susceptible to landslides (slopes greater than 15%).

#### 6.7.20 Slope Stability

Prohibit facilities of any type to be built in zones of slope instability. These areas include slopes greater than 30% and areas subject to liquefaction and subsidence due to natural and man-made causes.

#### 6.7.21 Groundwater Resources

Prohibit facilities of any type to be built in areas which are known or suspected to be a sole source aquifer or principal aquifer recharge area for a region.

#### 6.7.22 Water Supply Watersheds

Prohibit facilities of any type to be built in areas which are known or suspected to be a Water Supply Watershed area.

#### 6.7.23 Permeable Stratum and Soils

Exclude these facilities unless they are immediately underlain by geologic materials with a permeability of not more than  $1 \times 10^{-10}$  to the seventh power cm/second, and thick enough to prevent vertical movement of fluid to groundwater.

#### 6.7.24 Prevention of Significant Deterioration (PSD) Areas

Consider and, if appropriate, conditionally approve, facilities in PSD areas, unless an analysis shows that air emissions cannot be adequately mitigated. These are areas which meet the ambient air standards of the Clean Air Act, and thus should be prevented from significant deterioration.

#### 6.7.25 Coastal Zone

(LCP) Prohibit hazardous waste treatment/storage/disposal facilities of any type to be built in the areas of the Coastal Zone.

#### 6.7.26 Recreational, Cultural or Scenic Areas

Prohibit industrial hazardous waste management facilities in areas of historic preservation and other cultural or scenic areas, as defined by the Santa Cruz County General Plan and LCP Land Use Plan.

#### 6.7.27 Proximity to Waste Generators

Locate industrial hazardous waste collection facilities close to Large Quantity Generator (LQG) sources to minimize the risks of transportation.

## **Programs**

- a. Update the County Hazardous Waste Management Plan a minimum of every three years for compliance with State and federal regulations. (Responsibility: Environmental Health, Planning Department, Board of Supervisors)
- b. Identify the types of treatment, storage and disposal facilities needed in Santa Cruz County, identify general areas where such facilities can be located, and, where appropriate, develop agreements with other counties to handle hazardous wastes produced in Santa Cruz county. (Responsibility: Environmental Health, Planning Department, Public Works, Board of Supervisors)



## ELECTRIC AND MAGNETIC FIELD EXPOSURE HAZARDS

A number of recent studies have examined the potential for risk to human health that may exist due to long term exposure to electric or magnetic fields found adjacent to electric powerlines. Some of these studies have found a potential for risk to human health. Siting of sensitive land uses (such as schools) and housing next to powerlines may, therefore, have an environmental health impact on users of the sensitive land uses and the residents of such housing.

### ELECTRIC AND MAGNETIC FIELDS

In Santa Cruz County electric power is transferred from power generating stations to substations by means of 115,000-volt transmission lines. Substations are used to "step down" the electricity's voltage to facilitate the transfer from transmission to distribution lines. Distribution lines bring electricity from substations into neighborhoods. In Santa Cruz County, distribution lines operate at voltages from 4,000 to 21,000 volts. A magnetic field measured in units of milligauss, and an electric field, measured in volts per meter, found in the vicinity of these powerlines, and commonly called together the electromagnetic field, are a consequence of the delivery of the electric power. These fields fall off rapidly in strength with increased distance from the powerlines.

The strength of a magnetic field at a given site depends on several factors such as how many conductors are carrying the electric current, their spacing, and height above the ground. The magnetic field will also be proportional to the value of electric current being carried, which varies with electric power demand by time of day, day of week, season of the year, and changes over the years due to growth. Furthermore, the magnetic field also varies with height, so that the magnetic field in a second story bedroom could be substantially larger than the magnetic field found three feet off the ground in a first story living room. This is a consequence of getting closer to the current carrying conductors with increase in structure height or even change in ground height. The value of the magnetic field is essentially independent of the powerline voltage.

In contrast to the magnetic field, the electric field from powerlines does not depend on the current being carried, but is dependent on the voltage of the line. The higher the line voltage the higher will be the electric field magnitude around the line. The value of the electric field will also be drastically modified by objects in the field. For example, the presence of housing, trees, shrubs, and people will markedly change the electric field value at a given location.

Measurements of the existing electric and magnetic fields across a given site, and at a given time, are easily made and may be available at no cost from local utilities. Estimates of the fields expected can also be obtained from existing computer programs, but would be based on assuming ideal conditions, such as parallel lines with no sag and level ground.

A typical 115,000-volt transmission powerline would have a magnetic field of 25 to 40 milligauss directly under the powerline at a height of three feet. The magnetic field would decrease with distance from the powerline and would drop off to a level of 1.5 milligauss at a distance of about 150 feet from the powerline, at the same three foot height.

The same 115,000-volt transmission powerline might have an electric field of 1,000 volts per meter directly under the powerline and the electric field would drop to 50 volts per meter at a distance of somewhere between 100 and 200 feet from the powerline. Any objects in the vicinity of the powerline would drastically change these electric field values.

Numerous studies have suggested a potential for adverse health effects due to long term exposure to electric and magnetic fields, such as found near powerlines. The siting of housing, or other habitable structures, such as schools, near powerlines will increase the electric and magnetic field exposure to future residents above the background levels and may thus increase the risk of disease.

## **LIMITING ELECTRIC AND MAGNETIC FIELD EXPOSURE**

Due to the potential for adverse health effects a practice of “prudent avoidance” is recommended. Prudent avoidance means limiting exposures that can be avoided with relatively small investments of money or effort and generally includes increasing the distance and decreasing the time of exposure between people and sources of electric and magnetic fields.

There are no national standards or regulations specifically for powerline magnetic fields. Some local attempts at regulation have, however, been made to date. California has not established any limitations for siting homes near powerlines, although some guidelines are currently being used for school sites near transmission powerlines. The School Facilities Planning Division requires that no new schools be sited 100 feet from the edge of the right-of-way of 100,000- to 110,000-volt lines; 150 feet from 220,000- to 230,000-volt lines; and 250 feet from 345,000-volt lines.

There are generally three approaches to mitigating adverse impacts from electric and magnetic fields. The first typically involves site planning techniques to set habitable structures back from sources of electric and magnetic fields and thereby avoid hazardous doses. The second is to use engineering solutions, such as reconfiguring the powerlines, to mitigate electric and magnetic fields. The third, more difficult (and costly) approach involves plac-

ing powerlines underground and removing constraints to site development by significantly diminishing the magnetic field strength or completely eliminating the electric field, thus reducing the potential health hazard.

### **1. Site Planning**

With a transmission or distribution powerline crossing a subdivision site, the subdivision could be designed to set habitable buildings back away from the powerlines, in a manner consistent with the current state of scientific knowledge.

### **2. Undergrounding the Powerline**

It is possible substantially to reduce the electric and magnetic fields by undergrounding the powerlines in a metallic pipe. The electric field would be essentially eliminated by the shielding of the metallic pipe and the magnetic field could be considerably reduced because the conductors are placed closer together causing the magnetic fields from the individual conductors to partially cancel each other.

### **3. Reconfiguring the Powerlines**

The number of conductors in a transmission or distribution powerline can be increased and their current fed (phased) in ways to achieve significant cancellation of the electric and magnetic fields near the ground. The techniques to considerably lower the fringing electric and magnetic fields around powerlines are known at this time. In addition there is considerable research effort underway in this area.

## **Objective 6.8a Electric and Magnetic Energy**

To protect the public from potential health hazards associated with electric and magnetic fields based on the then current state of scientific knowledge through appropriate limitations on the use and development of land near electric transmission and distribution powerlines and substations which could create health hazards.

## **Objective 6.8b New Electrical Facilities**

The planning, siting, and construction of future electrical facilities should minimize electric and magnetic fields near sensitive areas (for example schools, hospitals, playgrounds), residential uses, existing areas of high electric and magnetic exposure, and areas of future development.



## Policies

### 6.8.1 Prudent Avoidance

In regard to exposure of electric and magnetic fields, the policy of the County of Santa Cruz is one of "prudent avoidance." Prudent avoidance assumes that exposure to electric and magnetic fields may present a health risk. The policies in this section shall apply to residential land divisions or other new discretionary development and other sensitive land uses, not including development of one single-family dwelling on an existing lot of record.

### 6.8.2 Measuring Ambient Magnetic Fields

Require the measurement of the ambient magnetic fields for all residential land divisions or other new discretionary development (not including development of one single family dwelling on an existing lot of record) where such property is within 150 feet of 21 kv or greater transmission or distribution powerlines of the electric power delivery system. The measurements should delineate the area on the site where the magnetic field is above the level at which potential health effects may exist, based on the then current state of scientific knowledge.

### 6.8.3 Development Mitigation Measures

Utilize the following techniques to minimize exposure to potentially hazardous electric and magnetic fields from electric powerlines.

- (a) Site Planning - Locate and/or cluster habitable building envelopes away from the potentially hazardous electric and magnetic fields consistent with the current state of scientific knowledge.
- (b) Underground the Powerline - Reduce the electric and magnetic fields by undergrounding powerlines in a metallic pipe or other appropriate insulator.
- (c) Reconfigure the Powerline - Reconfigure lines and conductors in transmission or distribution lines to achieve significant cancellation of the electric and magnetic fields near the ground.

### 6.8.4 New Transmission and Distribution Facilities

The siting of new transmission and distribution powerlines and substations shall minimize electric and magnetic fields near existing sensitive areas, residential uses, existing areas of high electric and magnetic field exposure, and areas of future development. Public exposure to electric and magnetic fields shall not be increased where practical alternatives exist.

## Programs

- a. Work with PG&E and other relevant private and public organizations to maintain EMF informational handouts and reference lists for public education. (Responsibility: Planning Department, Board of Supervisors)
- b. Identify those areas where a potential hazard from exposure to electric and magnetic fields exist by mapping the location of the transmission lines, distribution lines, and substations in the County. (Responsibility: Planning Department)



## NOISE

### Objective 6.9a Noise Environment

To promote land uses which are compatible with each other and with the existing and future noise environment. Prevent new noise sources from increasing the existing noise levels above acceptable standards and eliminate or reduce noise from existing objectionable noise sources.

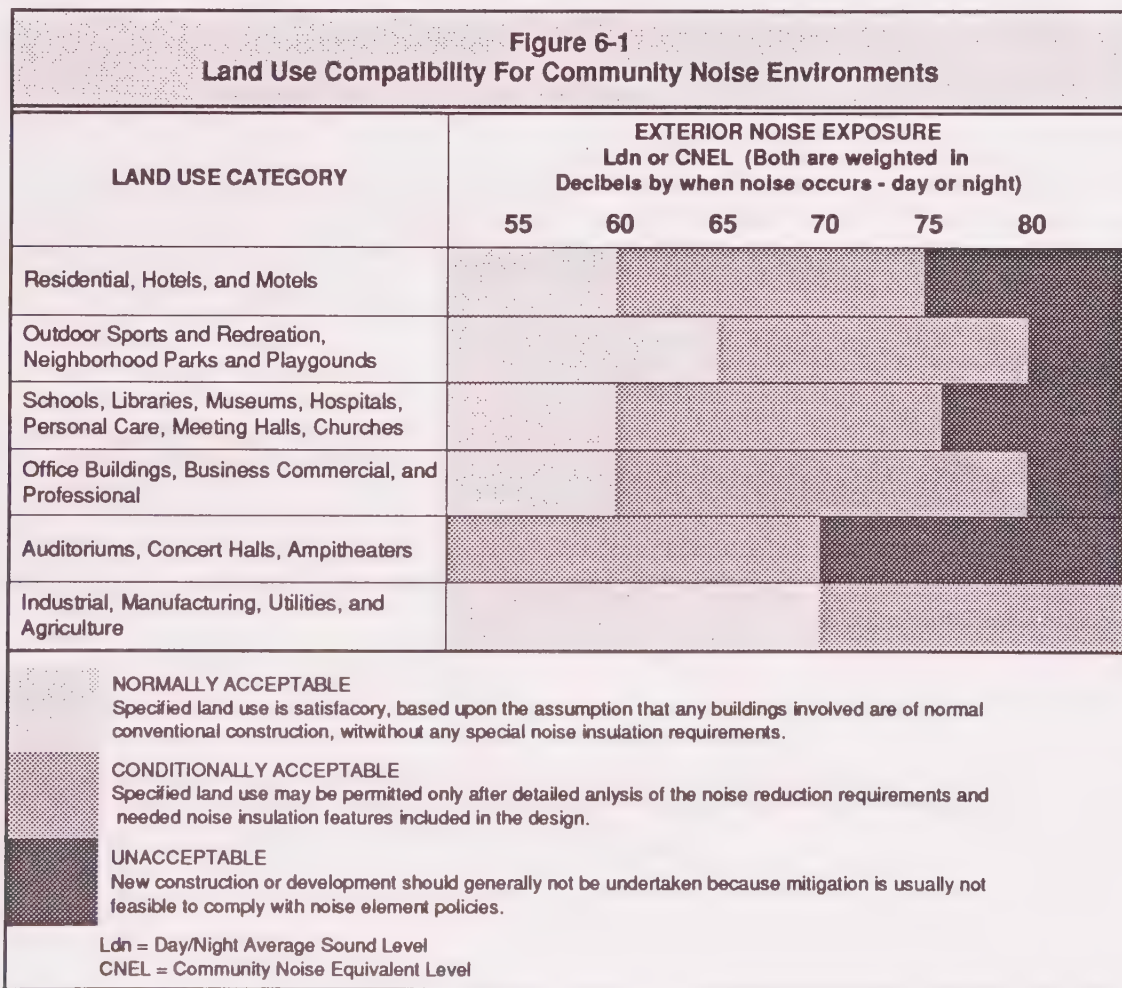
### Objective 6.9b Noise Element

To educate and assist the residents of Santa Cruz County in the meaning and use of this noise element.

## Policies

### 6.9.1 Land Use Compatibility Guidelines

Require new development to conform with the Land Use Compatibility Guidelines (Figure 6-1). All new residential and noise sensitive land developments should conform to a noise exposure standard of 60 dB L<sub>dn</sub> (day/night average noise level) for outdoor noise and 45 dB L<sub>dn</sub> for indoor noise. New development of land which cannot be made to conform to this standard shall not be permitted. Assure a compatible noise environment for various land uses through site planning, building orientation and design, interior layout, and physical barriers, landscaping, and buffer areas where appropriate.



**6.9.2 Acoustical Studies**

Require acoustical studies for all new residential development with a future  $L_{dn}$  noise exposure greater than 60 dB. The studies shall satisfy the requirements set forth in Title 24, Part 2 of the California Administrative Code, Noise Insulation Standards. Require acoustical studies for all new projects which may affect the existing noise level and may not conform to the Land Use Compatibility Guidelines in Figure 6-1.

**6.9.3 Noise Sensitive Land Uses**

Require new development of residential and other noise sensitive land uses, where existing stationary noise sources such as a quarry exceed the standards of Figure 6-2, to incorporate effective mitigation measures to reduce noise exposure to or below the levels of Figure 6-2.

**6.9.4 Commercial and Industrial Development**

For all new commercial and industrial developments which would increase noise levels above the maximum allowable standards of the Land Use Compatibility Guidelines in Figure 6-1, or Figure 6-2, the best available control technologies will be used to minimize noise levels. In no case shall the noise levels exceed the standards of Figure 6-2.

<b>Figure 6-2</b> <b>Maximum Allowable Noise Exposure</b> <b>Stationary Noise Sources (1)</b>		
	Daytime (5) (7 PM to 10 PM)	Nighttime (2,5) (10 PM to 7 AM)
Hourly Leq - average hourly noise level, dB (3)	50	45
Maximum level, dB (3)	70	65
Maximum Level dB - Impulsive Noise (4)	65	60
db = decibel  (1) As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.  (2) Applies only where the receiving land use operates or is occupied during nighttime hours.  (3) Sound level measurements shall be made with "slow" meter response.  (4) Sound level measurements shall be made with "fast" meter response.  (5) Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.		



**6.9.5 Residential Development**

Require that future residential development adjacent to the railroad tracks meet both outdoor and indoor maximum noise level standards stated in the General Plan and LCP Land Use Plan.

**6.9.6 Vibrations from Rail**

Evaluate vibrations from rail activities for future development within 200 feet of the railroad tracks as part of environmental review.

**6.9.7 Construction Noise**

Require mitigation of construction noise as a condition of future project approvals.

**Programs**

a. Review the Ground Transportation Noise Contours when the Circulation Element is updated and the Airport Noise Contours when the Airport Master Plans are updated and amend when necessary. (Responsibility: Planning Department, Planning Commission)

b. Work together with cities, transit authorities, school districts, rest homes, hospitals, and commercial and industrial uses to mitigate existing noise problems. (Responsibility: Planning Department, Environmental Health )

c. Obtain and make available an educational brochure to inform the public of the general hazards of everyday noise, including the various sources inside and outside of the home, consumer advice regarding products, hearing protection techniques, etc. (Responsibility: Planning Department, Office of Consumer Affairs)

d. Consider establishing a Noise Abatement section in the Environmental Health Services, the Planning Department or the Sheriff's Department to facilitate enforcement of County noise control policies as well as noise-related "nuisance" and "disturbing the peace" ordinances. (Responsibility: Board of Supervisors)

e. Enforce the Santa Cruz County Off-road Vehicle ordinance either through use of personnel or physical barriers. (Responsibility: Board of Supervisors, Sheriff's Department)

f. Consider amending chapter 8.3 of Volume I of the Santa Cruz County Code to limit the allowed hours of construction activities near residential areas. (Responsibility: Board of Supervisors)



## Objective 6.10 Ground Transportation

To maintain or lower existing noise levels generated by the ground transportation system.

### Policies

#### 6.10.1 Environmental Review

Require environmental review of all proposed transportation projects which may increase the average day/night noise levels including any increased or new uses of the Southern Pacific Railroad right-of-way.

#### 6.10.2 Evaluation and Mitigation

Require the evaluation of mitigation measures for any project that would cause significant degradation of the noise environment by:

- (a) Causing the  $L_{dn}$  in existing residential areas to increase by 5 dB or more and remain below 60 dB;
- (b) Causing the  $L_{dn}$  in existing residential areas to increase by 3 dB or more and, thereby, exceed an  $L_{dn}$  of 60 dB;
- (c) Causing the  $L_{dn}$  in existing residential areas to increase by 3 dB or more if the  $L_{dn}$  currently exceeds 60 dB.

#### 6.10.3 County Road Surfacing and Maintenance

Utilize the latest noise-reducing techniques for County road surfacing and maintenance.

#### 6.10.4 Sirens and Horns

Limit the use of sirens and horns to the minimum necessary.

### Programs

- a. Attempt to reduce the number of vehicles on the road by vigorously promoting the 30 percent transit, 10 percent bicycles, and 2.0 persons per vehicle occupancy goals which are the 1995 goals of the Regional Transportation Plan. (Responsibility: Board of Supervisors, Transportation Commission, Planning Department)
- b. Work with and encourage the California Highway Patrol's existing noise abatement program and enforce existing California State Noise Emission Standards. Establish a Noise Abatement section in the County Sheriff's Department (including purchase of necessary equipment), in order to keep the level of enforcement of State muffler laws within the County's control. (Responsibility: California Highway Patrol, County Sheriff's Department)
- c. Support State legislation for noise abatement design measures in all State Highway projects within the County. (Responsibility: Board of Supervisors, Transportation Commission)
- d. Analyze changes in street patterns with regard to attendant noise impacts and route and/or divert traffic in order to minimize noise impacts upon sensitive land uses such as residences, hospitals, nursing homes, schools and parks. Trucks and automotive through traffic should utilize only designated truck and through routes. Neighborhoods should be protected from through traffic diversion techniques. (Responsibility: Planning Department, Public Works, Board of Supervisors)
- e. Maintain and retrofit County vehicles to lower noise emission levels. Consider noise emission levels in the purchase of new vehicles. (Responsibility: General Services)

## Objective 6.11 Air Transportation

To balance the need for aviation service in the County with the right to develop lands around the airports.

### Policies

#### 6.11.1 Airport Expansion

Require a development permit and environmental review for any new air strip or airport or any proposed expansion of air strips or airports over which the County has jurisdiction, including any increase in the number of flights which may increase the noise level of surrounding areas.

#### 6.11.2 Restricting Residential Development

Limit single-family residential development to no more than one dwelling on an existing lot of record where the existing or future aircraft noise exceeds 65  $L_{dn}$ .

#### 6.11.3 Mitigation for Interior Noise

Require all discretionary residential development proposed within the 60  $L_{dn}$  aircraft noise contour to mitigate interior noise 45  $L_{dn}$  or less, and to limit the maximum A-weighted noise level of single aircraft overflights to 50dba or less.

#### 6.11.4 Coordination With City of Watsonville

Encourage the City of Watsonville to review noise contour data for Watsonville Airport biannually and forward any new data to the County for its use.

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## **Chapter 7**

# **PARKS, RECREATION AND PUBLIC FACILITIES**

- PARK DEVELOPMENT PROGRAM
- CULTURAL SERVICES
- SCHOOLS
- CHILD CARE
- LIBRARIES
- FIRE PROTECTION
- POLICE PROTECTION
- WATER SUPPLY
- WASTEWATER
- DRAINAGE
- INTEGRATED SOLID WASTE MANAGEMENT
- ENERGY FACILITIES
- PUBLIC SERVICES AND FACILITIES





# PARKS, RECREATION AND PUBLIC FACILITIES

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## CONTENTS

Language identified with (LCP) is not restricted to the Coastal Zone; language which includes the (LCP) initials is part of the Local Coastal Program and applies countywide unless specifically stated that the policy, etc. is limited to the coastal zone.

	Page
<b>Authority and Purpose</b> _____	7-1
<b>Goals</b> _____	7-4
<b>Park Program Development</b> _____	7-9
7.1a Parks and Recreation Opportunities	
7.1b Park Distribution	
7.2 Neighborhood Parks	
7.3 Community Parks and Recreation Facilities	
7.4 Rural Recreation	
7.5 Regional Parks	
7.6 Trails and Recreation Corridors	
7.7a Coastal Recreation	
7.7b Shoreline Access	
7.7c Beach Access	
7.8 State Parks	
7.9 Organized Camps and Conference Centers	
7.10 Commercial Recreation	
<b>Cultural Services</b> _____	7-42
7.11 Cultural Arts	
<b>Schools</b> _____	7-44
7.12a School Facilities	
7.12b School Financing	
7.13 School Site Recreation	
<b>Child Care</b> _____	7-46
7.14 Child Care	
<b>Libraries</b> _____	7-47
7.15 Libraries	
<b>Fire Protection</b> _____	7-48
7.16 Fire Protection	

---

**Police Protection** \_\_\_\_\_ 7-50

7.17 Police Protection

**Water Supply** \_\_\_\_\_ 7-51

7.18a Domestic Water Service

7.18b Water Supply Limitations

7.18c Water Conservation

**Wastewater** \_\_\_\_\_ 7-55

7.19 Sanitation Facilities Within the Urban Services Line

7.20 Sanitation Facilities Within the Rural Services Line

7.21 Sanitation Facilities in Rural Areas

7.22 Wastewater Reclamation and Energy Conservation

**Drainage** \_\_\_\_\_ 7-60

7.23 Flood Control and Drainage

**Integrated Solid Waste Management** \_\_\_\_\_ 7-62

7.24a Integrated Waste Management System

7.24b Financing Waste Management

7.24c Materials Recovery and Source Reduction

7.25a Refuse Collection

7.25b Refuse Disposal

**Energy Facilities** \_\_\_\_\_ 7-69

7.26 Electrical Distribution System

**Public Services and Facilities** \_\_\_\_\_ 7-71

7.27 Public Services and Facilities



## **AUTHORITY AND PURPOSE**

The Parks and Recreation and Public Facilities Element is an optional element under State Planning law which combines numerous topics all related to providing Community facilities to support existing and future populations. Policies and programs are derived from various source documents including adopted plans for parks and solid waste management and established ordinances and regulations. Table 7-1 indicates the wide variety of agencies, districts and service providers which provide for, manage and fund community facilities in Santa Cruz County.

The first part of the facilities element is closely linked to the Land Use Plan, where designations for parks and other facilities are noted directly on the General Plan and Local Coastal Program Land Use Maps. The Urban and Rural Parks Master Plans and the Trails Master Plan, if and when such a plan is developed and adopted, are to be consistent with the Parks and Recreation section policies. This element is intended to support the more detailed parks master plans and the land use plans for each planning area. The Schools section addresses both the educational and recreational uses of school facilities and includes the requirement of adequate school services for new development. The Child Care section addresses measures to alleviate critical shortages of child care facilities by conditioning approval of new development with its provision. The Libraries section deals with the siting of branch libraries throughout the County. The Fire and Police Protection sections deal with levels of service and facilities planning in the County.

The second portion of the facilities element is closely linked to the Conservation and Open Space Element, which addresses water quality and quantity issues, energy and other resource topics. The Fire Protection section addresses fire station siting and development review process to ensure adequate fire protection in terms of response time, adequate roads, and adequate water availability. The section on Water includes policies requiring commitments from water districts for adequate services for new development, and contains programs for working with water purveyors to achieve consistent conservation and water use policies. The Sanitation section includes policies relating to sewers, community package plants, and septic systems and includes some Energy policies. The Drainage section includes policies regarding facilities for flood control, surface water quality

and coastal wetlands enhancement. The Integrated Waste Management section includes reclamation and recycling policies from the Source Reduction and Recycling Element and the Santa Cruz County Hazardous Waste Management Plan. The Energy Distribution section includes policies regarding overhead transmission lines and the undergrounding of local distribution systems. The Public Services Phasing section addresses the issue of providing essential services to County residents without promoting undesirable growth in rural areas.

**Figure 7-1  
Overview of Public Service Providers  
to Unincorporated Santa Cruz County**

Public Service/ Agency or District	County Area Served	Governance	Service Type
<b>FIRE PROTECTION</b>			
Aptos/La Selva Fire Protection District	Aptos/La Selva Beach	Independent Board	Urban/Rural
Aromas Tri-County Fire Protection District	Aromas Area	Independent Board	Rural
Ben Lomond Fire Protection District	San Lorenzo Valley area (portion)	Independent Board	Urban/Rural
Boulder Creek Fire Protection District	Boulder Creek, Brookdale	Independent Board	Urban/Rural
Branciforte Fire Protection District	Branciforte, Happy Valley area	Independent Board	Rural
Central Fire Protection District	Capitola, Live Oak, and Soquel	Independent Board	Urban/Rural
Felton Fire Protection District	Felton area	Independent Board	Urban/Rural
Freedom Fire Protection District	Freedom area	Independent Board	Urban/Rural
Salsipuedes Fire Protection District	Salsipuedes area	Independent Board	Urban/Rural
Scotts Valley Fire Protection District	Scotts Valley area	Independent Board	Urban/Rural
Zayante Fire Protection District	San Lorenzo Valley area (portion)	Independent Board	Rural
California Department of Forestry and Fire Protection	Unincorporated County (except other districts)	State of California	Rural
County of Santa Cruz	County of Santa Cruz	County Board of Sup.	Urban/Rural
City of Santa Cruz	City of Santa Cruz	City Council	Urban
City of Watsonville	City of Watsonville	City Council	Urban
<b>PARKS AND RECREATION</b>			
Parks and Rec CSA #11	Unincorporated County	County Board of Sup.	Urban/Rural
Santa Cruz County Parks Dept	Unincorporated County	County Board of Sup.	Urban/Rural
Opal Cliffs Recreation and Park District	Opal Cliffs area	Independent Board	Urban
La Selva Recreation and Park District	La Selva Beach area	Independent Board	Urban/Rural
Alba Recreation and Park District	Alba Road Area	Independent Board	Rural
Boulder Creek Rec. and Park District	San Lorenzo Valley	Independent Board	Urban/Rural
<b>SCHOOLS</b>			
Bonny Doon School District	Unincorporated County	Independent Board	Rural
Happy Valley Elementary School District	Unincorporated County	Independent Board	Rural
Lakeside Elementary School District	Unincorporated County	Independent Board	Urban/Rural
Live Oak Elementary School District	Live Oak	Independent Board	Urban
Loma Prieta Joint Union School District	Unincorporated County	Independent Board	Rural
Pacific Elementary School District	Unincorporated County	Independent Board	Urban/Rural
Pajaro Valley Unified School District	Pajaro Valley	Independent Board	Urban/Rural
Mountain Elementary School District	Unincorporated County	Independent Board	Rural
San Lorenzo Valley Unified School District	San Lorenzo Valley	Independent Board	Rural
Santa Cruz Elementary School District	City of Santa Cruz, Live Oak,	Independent Board	Urban
Santa Cruz High School District	City of Santa Cruz, Live Oak, Soquel	Independent Board	Urban/Rural
Scotts Valley Unified Elem. School Dist.	Scotts Valley, Carbonera	Independent Board	Urban/Rural
Soquel Unified Elementary School District	Soquel, Live Oak	Independent Board	Urban/Rural
Cabrillo Community College District	Countywide	Independent Board	Urban/Rural
West Valley Community College District	Countywide	Independent Board.	Urban/Rural
<b>LIBRARIES</b>			
Santa Cruz Library District	Countywide (except Watsonville)	County Board of Sup.	Urban/Rural
<b>OTHER</b>			
SC Co. Resource Conservation District	Countywide	County Board Of Sup.	Urban/Rural
SC Co. Port District	Port	Independent Board	Urban
SC Co. Metropolitan Transit District	Countywide	Independent Board	Urban/Rural



**Figure 7-1 (Continued)**  
**Overview of Public Service Providers**  
**to Unincorporated Santa Cruz County**

Public Service/ Agency or District	County Area Served	Governance	Service Type
<b>WATER</b>			
Central Water District	Portion of Aptos Area	Independent Board	Rural
Davenport County Sanitation District	Davenport	County Board of Sup.	Urban
San Lorenzo Valley Water District	San Lorenzo Valley	Independent Board	Rural
Scotts Valley Water District	Scotts Valley, Carbonera	Independent Board	Urban
Soquel Creek Water District	Soquel, Live Oak, Aptos, Capitola	Independent Board	Urban/Rural
Watsonville Water District	City of Watsonville	City Council	Urban/Rural
Santa Cruz City Water Department	City of Santa Cruz, Live Oak	City Council	Urban/Rural
Lompico County Water District	Lompico	Independent Board	Rural
Pajaro Valley Water Management Agency	Pajaro Basin (groundwater management)	Independent Board	Urban/Rural
<b>SEWER</b>			
Freedom County Sanitation District	Freedom Area	Independent Board	Urban
Salspuedes County Sanitation District	Portions of Pajaro Valley	Independent Board.	Urban
Santa Cruz County Sanitation District	Aptos, Capitola, Live Oak & Soquel	BOS/CC Ex Officio	Urban
City of Santa Cruz (treatment plant)	City of Santa Cruz	County Board of Sup.	Urban
City of Scotts Valley	City of Scotts Valley	County Board of Sup.	Urban
City of Watsonville (treatment plant)	City of Watsonville	County Board of Sup.	Urban
Rolling Woods CSA #10 (package sewer).	Rolling Woods Subdivision	County Board of Sup.	Urban
Trestle Beach CSA #20 (package sewer)	Trestle Beach Subdivision	County Board of Sup.	Urban
Septic Tank Maint. CSA #12	Unincorporated Cnty,outside	County Board of Sup.	Rural
Davenport County Sanitation District	Dist. Unincorporated County	County Board of Sup.	Urban
<b>DRAINAGE</b>			
Flood Control & Water Conservation Zone 5	Live Oak, Capitola, Soquel	County Board of Sup.	Urban
Flood Control & Water Conservation Zone 6	Aptos	County Board of Sup.	Urban
Flood Control & Water Conservation Zone 8	San Lorenzo Valley	County Board of Sup.	Urban/Rural
Pajaro Storm Drain Maintenance District	Pajaro Valley	Independent Board	Urban/Rural
<b>ROADS</b>			
Aptos Seascape CSA #3	Aptos	County Board of Sup.	Urban
County Public Works Dept.	Unincorporated County	County Board of Sup.	Urban/Rural
Soquel/Live Oak RDA.	Soquel/Live Oak	County Board of Sup.	Urban
CSA #9 Zone A-street lighting	Unincorporated County	County Board of Sup	Urban/Rural
<b>POLICE PROTECTION</b>			
County Sheriff's Department	Unincorporated County	County Board of Sup.	Urban/Rural
<b>SOLID WASTE</b>			
CSA #9 Zone C-Landfill	Unincorporated Cnty & Scotts Valley	County Board of Sup.	Urban/Rural



## GOALS

The following broad goals guide this element:

- **Public Service Adequacy (LCP):** To provide for the health, safety, and welfare of County residents through the provision of adequate community services and infrastructure to support the existing and planned levels of development in the County, in a manner which is supportable within the limits of the County's finite natural resources and within the constraints of community-wide goals for environmental quality.
- **Public Service Phasing (LCP):** To coordinate the intensity, location, amount and timing of future development in the County with the provision of necessary public services., and to encourage new development to locate in urbanized areas where public services are available or can most readily and efficiently be provided or improved, and to achieve a rate of residential development in the County which can be accommodated by existing public services and facilities and their orderly and reasonable expansion, while maintaining high economic, social, and environmental quality.

## PARKS AND RECREATION

The Urban and Rural Parks Master Plans and the Trails Master Plan, if and when such a plan is developed and adopted, are to be consistent with the Parks and Recreation section policies.

The Park Development policies address the provision of adequate park facilities, their funding, sharing with other jurisdictions, and adequate access. Programs call for the commitment of adequate personnel and funding, site identification, the setting of development priorities, and the continued use of the Park Dedication/In-Lieu Fees ordinance. The continued utilization of private park facilities is also recognized as providing important recreation opportunities for some communities.

The Neighborhood Parks policies set up standards for neighborhood parks and various acquisition methods. The programs detail the establishment of neighborhood park sites to serve the urbanized areas within the Urban Services Line.

The Community Parks policies set standards for the location of, and facilities to be included in, community parks. The programs call for the establishment of community center/park facilities to serve the urban planning areas.

The Rural Parks policies set standards for development of local rural parks and recreational facilities to serve the unincorporated rural areas of the County. The programs call for the establishment of local rural park facilities to serve the rural planning areas.

The Regional Park policies address the selection and preservation of a countywide system of regional parks, including the County's beaches, based on unique resource opportunities and a variety of recreation environments. The programs address existing and proposed facilities by planning area.

The Trails and Recreation Corridors policies call for the establishment of a system of hiking, bicycling and equestrian trails providing access to and connecting the various parks, riparian corridors, and beaches in the County. The trail corridors are intended to be implemented through the use of publicly-owned lands, easements, and dedications.

The Coastal Recreation policies cover the protection of coastal access, views, and recreational land uses along the 42 miles of Santa Cruz County coastline. Programs include improving vehicular and pedestrian access to beach areas and the expanding Coastal Recreation through policies of the General Plan and Local Coastal Program Land Use Plan.

The State Parks section policies and programs cover specific improvements to the County's state parks, listed by planning area.

The Organized Camps and Conference Centers policies encourage the use of these recreational and educational facilities to preserve rural open space and set density and development standards for them. Policy implementation is through Zoning ordinance requirements for a Development Permit and Master Development Plan for such facilities.

The Commercial Recreation policies cover such facilities as golf courses, stables, swimming pools, tennis courts, camping and picnicking areas, and outdoor entertainment parks. Intensity of use standards are called for and Development Permit procedures are to be used to implement the policies and standards.

Figure 7-2 is a listing of all existing and proposed local public parks including the type of park, its status and size and which planning area it is located.

**Figure 7-2 (page 1 of 4)**  
**Santa Cruz County Public Parks and Recreation Facilities**

Planning Area	Park Site	APN	Park Type	Status	Gross Acreage*	
					Existing	Proposed
Aptos	Aptos Jr. High School	41-221-01	N	E/S	4.0	
	Aptos Village Park	39-241-02 41-042-17 39-311-56	N/C	E	12.5	
	Beaches		R	B		
	Jennifer/Haas Drives	40-081-06	N	P		6.0
	Hidden Beach	43-131-39,-40,-41, 34 54-191-31,-57	N	E/P	6.1	5.5
	Mar Vista Elementary School and Park	39-181-15 39-191-65	N N	E/S E	5.0 1.8	
	Rio Del Mar Elementary School	53-011-11	N	E/S	5.0	
	Polo Grounds	41-201-04	N/C/R	A	61.5	
	Porter Sesnon	38-051-03 38-041-04	C	P		15.0
	Seascape Benchlands	54-261-10,-21	N	E	10.1	
	Valencia Elementary School	41-061-01,-02	N	E/S	3.5	
Aptos Hills	Aptos High School	41-291-37 41-281-46	L	E/S	6.0	
	Freedom Boulevard	41-291-39	L	P		6.0
	Freedom Lake	49-071-23,-39	L/R	E	34.0	
	Scott Park	49-051-08,-09,-20	L	E	4.2	
	Valencia Hall	105-171-05 105-211-06	L	E/H	1.4	
Bonny Doon	Beaches		R	B		
	Bonny Doon Area	(Site to be determined)	L	P		5.0
	Bonny Doon Elementary School	80-352-02,-01	L	E/S	3.0	
Carbonera	Graham Hill Showgrounds	61-321-39	R	P		14.8
	M. Grey Memorial Field	61-371-16	L	E	3.0	
	Happy Valley Elementary School	101-161-12	L	E/S	3.0	
	Brook Knoll Elementary School	67-351-14	N	E/S	4.5	

\* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed in gross acres.

**KEY**Park Type

C - Community  
 L - Local Rural  
 N - Neighborhood  
 R - Regional

Status

A - Land Acquired  
 B - Public & Private Beaches  
 C - City Facility  
 E - Existing Developed Facility  
 H - Historic Facility  
 P - Proposed Acquisition  
 RD - Recreation District Facility  
 S - School Facility



**Figure 7-2 (page 2 of 4)**  
**Santa Cruz County Public Parks and Recreation Facilities**

Planning Area	Park Site	APN	Park Type	Status	Gross Acreage*	
					Existing	Proposed
Eureka Canyon	Aldridge Lane Park	108-071-26;108-081-24	L	E	2.9	
	Bert Scott Estate	108-161-04,-05	L	A	31.5	
	Bradley Elementary School	108-171-07	L	E/S	4.0	
	Corralitos Community Center	107-211-10	L	E/C	5.0	
	Grizzly Flat Reservoir	106-111-01,-02	R	P/C		N/A
La Selva Beach	Arbolado Drive Linear Park	45-163-02; 45-121-24; 45-122-01; 45-123-19	L	E/RD	1.4	
	Beaches		R	B		
	La Selva Community Center	045-171-30	L	E/RD	1.0	
	Place De Mer	46-212-33,-40	L	A	2.7	
	Playa Boulevard	45-182-01	L	E/RD	0.3	
	Vista Drive Overlook/Bluffs	45-195-13; 45-201-11	L	E/P/RD	0.3	6.3
Live Oak	Beaches		R	B		
	Brommer Maintenance Yard	29-213-19	C	P		8.3
	Brommer Park	31-091-25	N	E	7.5	
	Cabrillo Avenue	102-121-64	N	P		4.0
	Chaminade Uplands	102-061-08	C	P		74.5
	Chanticleer	29-071-08,-22,-23,-38	N	P		5.5
	Coastview Drive - parking	28-173-05,-07,-08 28-174-02	R	P		1.3
	Coffee Lane	31-031-54,-09,-15,-32	N	E/P	2.5	2.7
	Corcoran Beach	28-225-11,-12; 28-231-01	R	E/P/B	2.4	4.7
	Corcoran Lagoon Overlook	28-191-01	R	P		3.9
	Del Mar School	28-041-13,-14,-36,-39 28-052-60, 28-053-60	N	E/S	6.0	
	East Cliff Drive/37th Avenue Overlook	32-251-02,-06,-07,-10	R	P		1.5
	Eddy Lane	26-181-36; 26-173-06	N	A	5.3	
	Felt Street	28-041-01,-02,-03	N	A/P	1.8	1.0
	Floral Park	32-091-53	N	E	0.9	
	Good Shepherd School	25-191-07	N	E/S	4.0	
	Green Acres Elementary School	26-062-46,-51,-61,-87	N	E/S	4.5	
	Harbor High School	09-291-44	C	E/S	6.0	
	Harper Street (West)	26-201-04,-05,-06,-07	N	A/P	0.6	3.4
	Harper Street (East)	29-171-04,-05,-06,-09 29-201-04	N	P		8.1
	Johan's Beach	28-212-13	R	P/B		3.9

\* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed in gross acres.

KEY		
Park Type	Status	
C - Community	A - Land Acquired	H - Historic Facility
L - Local Rural	B - Public & Private Beaches	P - Proposed Acquisition
N - Neighborhood	C - City Facility	RD - Recreation District Facility
R - Regional	E - Existing Developed Facility	S - School Facility



**Figure 7-2 (page 3 of 4)**  
**Santa Cruz County Public Parks and Recreation Facilities**

Planning Area	Park Site	APN	Park Type	Status	Gross Acreage*	
					Existing	Proposed
Live Oak (continued)	Katherine Lane	102-362-10; 102-361-18,-28	N	E/P	1.8	0.3
	Live Oak Elementary School	29-131-02,-41,-42,-44	N	E/P/S	3.5	0.5
	Lode Street	28-202-18	N	P		2.1
	Mattison Lane	29-061-06,-12,-19,-20,-21; 29-121-01	N	P		8.8
	Moran Lake and Beach	28-281-31,-32,-37,-23; 28-291-49	N/R	E/P/B	9.0	0.3
	Opal Cliffs Coastal Access	33-151-12	R	E	0.3	
	Pinewood	26-111-03,-04,-07,-39,-40 26-121-13,-14,-15,-78	N	A/P	0.1	3.5
	Pleasure Point Overlook	32-242-10	R	P		0.2
	Portola Drive/Rodeo Gulch	28-091-24,-25; 38-361-29	N	A/P	3.5	2.0
	Santa Cruz Gardens Elementary School	102-121-33,-35	N	E/S	7.5	
	Shoreline Middle School	27-251-16,-17; 27-241-07	N	A/S	5.0	
	Twin Hills	25-041-23 25-271-26,-39	N	P		1.0
	Twin Lakes Park	27-051-09,-22,-23,-24,-25,-29	N	E/P	1.4	5.7
	Winkle Farm Park	25-091-01,51,-52	N	E	6.4	
	7th Avenue & Brommer Street	26-261-06,-08,-13,-15	C	P		9.6
	17th Avenue Swim Center	27-251-12,-13,-18 27-241-06	C	A	9.5	
	41st Avenue/East Cliff Drive Parking	32-181-04	R	P		0.6
North Coast	Beaches		R	B		
	Davenport Beach and Bluffs	58-072-01,-02,-03; 58-121-03	R	P		N/A
	Greyhound Rock	57-131-11	R	B	70.0	
	Pacific Elementary School	58-082-01	L	E/S	1.0	
	Scott Creek Beach and Bluffs	57-151-08,-09	R	E	35.9	
Pajaro Valley	Amesti Elementary School	50-241-15,-16	L	E/S	6.0	
	Calabasas Elementary School	49-181-20	N	E/S	4.0	
	College Lake		R	P		N/A
	East Lake Elementary School	51-191-33	N	P/S		5.0
	East Lake Jr. High School	51-501-07,-08	L	A/P/S		6.0
	Freedom Elementary School	47-042-14	N	E/S	6.0	
	Mesa Village Park	51-532-25	N	E	2.1	
	Pinto Lake City Park	50-151-11,-07	L/R	E/C	65.0	
	Pinto Lake County Park	50-141-02,-11,-12	L/R	E	183.0	
	Salsipuedes Elementary School	051-042-05	L	E/S	2.0	

\* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed in gross acres.

#### KEY

##### Park Type

C - Community  
 L - Local Rural  
 N - Neighborhood  
 R - Regional

##### Status

A - Land Acquired  
 B - Public & Private Beaches  
 E - Existing Developed Facility  
 C - City Facility  
 H - Historic Facility  
 P - Proposed Acquisition  
 N/A - Not Available  
 RD - Recreation District Facility  
 S - School Facility

**Figure 7-2 (page 4 of 4)**  
**Santa Cruz County Public Parks and Recreation Facilities**

Planning Area	Park Site	APN	Park Type	Status	Gross Acreage*	
					Existing	Proposed
Salsipuedes	Pescadero Creek Reservoir		R	P		N/A
San Andreas	Beaches		R	B		
San Lorenzo Valley	Alba School	78-011-05	L	E/H/RD	0.5	
	Ben Lomond Dam Park	77-141-12,-13,-16,-17 77-151-08,-18,-21	L	E/P/H	5.2	1.1
	Boulder Creek Junction	81-141-05,-06 81-133-01	L	E/RD	0.9	
	Boulder Creek Elementary School	81-121-05,-06; 81-165-01 81-163-05	L	E/S	2.5	
	Brookdale	79-101-01,-03,-16,-17	L	P/RD		6.4
	Felton Covered Bridge and Park	65-091-04	L	E/H	6.3	
	Highlands Park	72-061-08,-09,-16,-19	L	E/P/H	25.3	6.4
	Garrahan Memorial Park	84-035-06,-07	L	E/RD	1.2	
	Loch Lomond Reservoir		R	E/C	N/A	
	Lompico Community Center and Park	75-101-11; 75-121-04,-05,-06,-07,-08	L	P		1.6
	Quail Hollow Elementary School	77-192-39,-40	L	E/S	4.5	
	Quail Hollow Ranch	74-171-01,-02,-09,-10,-11, -12,-13,-14,-15 73-011-03,-04,-07,-08,-09	L/R	A/E/H	284.6	
	Redwood Elementary School	85-092-02,-06; 85-281-01,-36	L	E/S	8.0	
	San Lorenzo Valley Elementary, Junior High & High School	71-151-24,-25	L	E/S	4.0	
Skyline	Glenwood Area	(Site to be determined)	L	P		N/A
Soquel	Cunnison Lane	37-101-08,-13	N/C	A	5.0	
	Maplethorpe Lane	37-311-41	N	E	0.5	
	O'Neill Ranch	30-011-24,-41	N/C/R	A	83.0	
	Soquel Elementary School	30-153-21	N/C	E/S	4.0	
	Soquel High School	30-011-25	C	E/S	10.0	
	Soquel Lions Park	30-231-55	N	E	0.2	
	Willowbrook Park	37-241-42,-44,-45	N	E	2.8	
	North Main Street Elementary School	30-041-02,-04,-13,-30,-32,-33	N	E/S	5.0	
Summit	Loma Prieta Community Center/ English School	96-151-25	L	E/S	5.0	
	Glenwood Reservoir		R	P		N/A
	Mountain School	103-151-24	L	E/S	3.0	
	Soquel Reservoir		R	P		N/A

\* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed in gross acres.

**KEY**

Park Type

C - Community  
L - Local Rural  
N - Neighborhood  
R - Regional

Status

A - Land Acquired  
B - Public & Private Beaches  
E - Existing Developed Facility  
C - City Facility  
H - Historic Facility  
N/A - Not Available  
P - Proposed Acquisition  
RD - Recreation District Facility  
S - School Facility



## PARK DEVELOPMENT PROGRAM

### Objective 7.1a Parks and Recreation Opportunities

- (LCP) To provide a full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all ages, income groups and people with disabilities with the primary emphasis on needed recreation facilities and programs for the citizens of Santa Cruz County.

### Objective 7.1b Park Distribution

- (LCP) To establish and maintain, within the economic capabilities of the County, a geographical distribution of neighborhood, community, rural, and regional park and recreational facilities throughout the County based on the standards for acreage and population ratios contained in this plan (see Figure 7-3); and to preserve unique features of the natural landscape for public use and enjoyment.

### Policies

#### 7.1.1 Existing Park, Recreation and Open Space Designation (O-R)

- (LCP) Designate on the General Plan and Local Coastal Program Land Uses and Facilities Maps those areas existing as, or suitable for, Parks, Recreation and Open Space uses.

#### 7.1.2 Proposed Park Overlay Designation

- (LCP) Designate specific parcels proposed to be acquired in whole or part for future public park sites on the General Plan and Local Coastal Program Land Use Maps for each Planning Area.

#### 7.1.3 Parks, Recreation and Open Space Uses

- (LCP) Allow low intensity uses which are compatible with the scenic values and natural setting of the county for open space lands which are not developable; and allow commercial recreation, County, State and Federal parks, preserves, and biotic research stations, local parks and passive open space uses for park lands which are developable.

#### 7.1.4 Local Recreation Opportunities

Provide a variety of local recreational facilities which serve all segments of the population based on the standards of the National Recreation and Parks Association, with priority given to facilities which can be utilized for youth recreation programs.

#### 7.1.5 Access to Recreation Facilities

Provide physical access to all recreation facilities through provision of public transportation, trail system development, protection of prescriptive rights to beach access trails, and recreation programs.

#### 7.1.6 Americans With Disabilities Act

Actively acknowledge and endorse the requirements of the Americans With Disabilities Act and plan parks and other recreation facilities accordingly to encourage people with disabilities to mainstream into parks programs.



### **7.1.7 Park Financing**

Include park site acquisition and development in the Capital Improvements Program (see section 7.27). Finance park site acquisition where possible through park dedications or fees, County Service Area and recreation district funds, state, federal and private foundation grants, and private donations to relieve the burden on the County General Fund. Where appropriate, use private concessionaires at County facilities to offset maintenance costs.

### **7.1.8 Sharing Parks and Recreation Facilities**

Recognize the use of existing recreational facilities owned and/or operated by other agencies including the cities, recreation districts and the school districts as serving the recreational needs of the community and partially meeting standards for community parks acreage. Cooperate in funding and sharing recreation facilities, and seek to maximize the availability of all such facilities for general public use commensurate with the needs and priorities of the other agencies through joint powers agreements addressing development, maintenance and operating programs, as allowed by budget constraints.

### **7.1.9 Priorities for Park Development**

Acquire and develop County parks according to the following priorities:

- (1) Those proposed parks which lie in that portion of the unincorporated area of the County which is outside the established sphere of influence of any incorporated city shall be acquired and/or developed as a first priority.
- (2) Those proposed parks which lie in the unincorporated area of the County, but are within the sphere of influence of an incorporated city shall be acquired and/or developed as a second priority.
- (3) The County will cooperate, by providing advice and technical assistance to the degree possible, with independent recreation and park districts in their efforts to acquire and/or develop parks in the unincorporated areas of the County, within the boundaries of the special districts, as a third priority.
- (4) Within the priority system established above it is the stated goal of the County of Santa Cruz to cooperate and coordinate with area school districts to the maximum degree possible, in acquiring and/or developing new, joint school/park facilities, where sufficient property is available for both purposes.

**Figure 7-3  
Park Acreage Needed at General Plan Buildout\***

Planning Area	Population at Buildout	Neighborhood	Community	Rural	Total Acres
Aptos	20,500	62	41-62		103-124
Aptos Hills	6,550			33-39	33-39
Bonny Doon	4,200			21-25	21-25
Carbonera	11,150	12	8-12	36-43	56-67
Eureka Canyon	6,300			32-38	32-38
La Selva	4,150			21-25	21-25
Live Oak	29,850	90	60-90		150-180
North Coast	1,350			7-8	7-8
Pajaro Valley	21,300	51	34-51	22-27	107-129
Salsipuedes	2,700			14-16	14-16
San Andreas	3,100			16-19	16-19
San Lorenzo Valley	28,000			140-168	140-168
Skyline	4,200			21-25	21-25
Soquel	11,850	36	24-36		60-72
Summit	6,800			34-41	34-41
<b>Total</b>	<b>162,000</b>	<b>251</b>	<b>167-251</b>	<b>397-474</b>	<b>815-976</b>

\* The park acreage needed is intended to show the total net usable park acreage required at buildout to meet General Plan Park Standards of:

Neighborhood Park Land = 3 acres per 1,000 population

Community Park Land = 2 to 3 acres per 1,000 population

Local Rural Park Land = 5 to 6 acres per 1,000 population

#### 7.1.10 Design Criteria

(LCP) Require all recreation and visitor-serving developments to be consistent with the Zoning ordinance.

#### 7.1.11 Private Local Parks

Encourage continued use of private recreation facilities that have traditionally served local communities, such as:

- Arroyo Verde
- Boulder Creek Country Club
- Brookdale Club
- Evergreen Estates
- Drew Lake
- Forest Lakes
- La Selva Beach Improvement Assoc.
- Las Cumbres
- Los Barrancos
- Mission Springs
- Mt. Hermon
- Pajaro Dunes North
- Pajaro Dunes South
- Paradise Park
- Seascape Greens

## **Programs**

- a. Commit adequate resources (funds and personnel) to the Parks and Recreation Program and allocate a greater proportion of the recreation budget for neighborhood, rural and community parks and programs, rather than for the proposed regional parks, as the most pressing recreation needed in Santa Cruz County. (Responsibility: Board of Supervisors)
- b. Proceed with a complete budget for each of the neighborhood, rural and community recreation sites so that adequate funds are available for land acquisition, site design, construction and maintenance. (Responsibility: County Parks, Planning Commission, County Administrative Office, Board of Supervisors)
- c. Seek assistance from tax exempt foundations and corporations, businesses, and community and civic groups in the County's efforts to provide, maintain and operate parks. (Responsibility: County Parks)
- (LCP) d. Maintain an ordinance requiring countywide park dedication and/or in-lieu fees in connection with residential development, including provisions for a yearly review and update of fees and/or annual increases keyed to inflation rates. (Responsibility: County Parks, Parks Commission, Board of Supervisors)
- e. Establish a priority list by park type (i.e., neighborhood, rural, community, regional), for each planning area, for park site acquisitions and allocation of funds in order to develop a distribution of park facilities. Ensure public participation in the development and adoption of the priority list, including consultation on park locations, facility, type of park use, and other community concerns. Update the list as needed with public participation. (Responsibility: County Parks, Parks Commission, Board of Supervisors)
- f. Update the County Parks Master Plan to identify adequate park land in each planning area to meet the General Plan and LCP Land Use Plan standards for park acreage, and to identify specific park sites for planning, budgeting, and acquisition purposes, in consultation with residents of each affected community and/or neighborhood. (Responsibility: County Parks, Planning Department, Parks Commission)
- g. Plan for acquisition of regional parks to ensure protection of the identified sites, as most of these areas will provide valuable recreation opportunities in their undeveloped condition. (Responsibility: County Parks, Board of Supervisors)
- h. When a specific development proposal is pending, maintain the procedure described herein by which property owners shall be compensated for not being able to develop land which is designated for park acquisition while the County secures acquisition funds. After submission of a complete development application, the County would have one year to decide whether acquisition for the park site is to proceed. If the County decides to acquire the parcel, the County shall make payment for such acquisition within an additional two years and shall enter into a lease agreement with the landowner in the interim. If the County decides not to acquire the property, the owner may proceed with development consistent with surrounding densities and land uses as indicated by the General Plan and Local Coastal Program Land Use Element. In connection with the residential development of designated park sites, the Board of Supervisors should provide for appropriate areas for park development on the parcel, or obtain concurrent designation of an appropriate alternative park site. The parks designation process shall not apply to any application submitted before the effective date of the General Plan. (Responsibility: County Parks, Planning Department, Board of Supervisors)



- (LCP) i. Establish and fund a park lease/option fund that would be available during any fiscal year to compensate owners and secure acquisition rights to park sites upon which development proposals are pending. (Responsibility: County Parks, Board of Supervisors)
- j. Maintain a process to require review and comment by the Parks, Open Space and Cultural Services (County Parks) staff of all development projects which are on, or adjacent to, proposed and existing park sites or trails. (Responsibility: Board of Supervisors, Planning Department, Parks Commission, County Parks)
- k. Implement Urban and Rural Parks Master Plans which specify whether all or a portion of designated parcels are proposed for purchase; and, which outlines acres planned, acres acquired, acres developed and cost estimates for each park site in the County. (Responsibility: County Parks, Parks Commission, Board of Supervisors)
- (LCP) l. Continue participation in joint powers agreements between state/County/ incorporated cities/recreation districts/school districts and private recreational facilities to optimize recreational opportunities for all County residents. (Responsibility: County Parks, Parks Commission, Planning Department, Board of Supervisors)
- m. Maintain a parks planning process for the development of specific park sites. A key feature of this process should be early consultation between Parks, Open Space and Cultural Services (County Parks) staff, Planning staff and other agencies charged with reviewing development proposals to identify development requirements, resources and constraints which may affect park design and construction. (Responsibility: County Parks, Planning Department, Public Works, Redevelopment Agency)
- n. Examine the current Park Dedication ordinance to determine if new development is paying its fair share for new parks. If this examination shows that the in-lieu fees are inadequate, the ordinance should be amended to increase the amount of in-lieu fees according to that which can be legally substantiated. (Responsibility: Planning Department, County Parks, County Administrative Office)

## **Objective 7.2 Neighborhood Parks**

- (LCP) To provide neighborhood parks, at a standard of 3 net usable acres per 1000 population, consisting of conveniently located, easily accessible parks serving local residential neighborhoods in the urban portion of the County.

### **Policies**

#### **7.2.1 Neighborhood Park Standards**

- (LCP) Locate neighborhood parks based on the general standard that most urban residences should be within one-half mile of a neighborhood park serving a population of 1500 to 2000 people. An area of 4-6 acres is considered adequate for a neighborhood park; or when combined with school grounds, 2-3 acres would be sufficient. It should be recognized that park acreage standards are set as long-term goals rather than set objectives to be met. Facilities need not be elaborate and should include children's play equipment, play lots, paved game areas, free play fields, and areas for passive recreation and restroom facilities. Designate specific sites for neighborhood parks throughout the urban portion of the County on the General Plan and Local Coastal Program Land Use Maps.

#### **7.2.2 Mini-Park Sites**

Consider the development of mini-park sites as an alternative to meet minimum park acreage requirements in the event that designated neighborhood park sites cannot be acquired.

#### **7.2.3 Neighborhood Park Siting Criteria**

Provide neighborhood park and playground facilities developed, where possible, in conjunction with residential development or as improvements to school grounds. Criteria for selection should include available vacant land, degree of development pressures in the area, size, density of residential development (current and future), access, and potential for suitable park facilities. Other factors include attractive natural open space features (e.g., streams, natural arroyos), the relationship of sites to proposed trail corridors, and the proximity of other public parks and private recreation facilities open to the public which serve the same neighborhood park needs.

#### **7.2.5 Beaches in Neighborhoods**

- (LCP) Support the continued availability and use of beach areas to serve as a neighborhood recreational outlet for County residents, but do not credit beach areas towards satisfying neighborhood park acreage goals due to the seasonal availability of the resource, and the extensive regional demands placed on this limited coastal area.

## Program

- a. Establish neighborhood park sites as listed in Figure 7-2 assigning the highest priority to parks where critical needs exist and development pressures threaten the availability of park sites. (Responsibility: County Parks, Parks Commission, Planning Department, Planning Commission, Redevelopment Agency, Board of Supervisors, Recreation Districts)

### Live Oak:

Lode Street: Develop a neighborhood park facility on excess land on the northwest portion of the Sanitation District property at Lode Street if safe public use can be accommodated adjacent to the sewer pumping plant.

Portola Drive/Rodeo Gulch: Develop a neighborhood park on Portola Drive adjacent to Rodeo Gulch utilizing excess public right of way and including the acquisition of designated adjacent properties.

Twin Hills: Include a small neighborhood park facility in the final phase of the Santa Cruz Gardens Subdivisions at Twin Hills located in conjunction with the open space protection areas and to provide public access to the scenic vistas, and appropriate scaled neighborhood recreational opportunities.

### Soquel:

Soquel Elementary School: Maintain the existing neighborhood park facilities available at Soquel Elementary School if the school use is terminated, and consider establishment of an expanded community center and recreation facility with any proposed reuse of the site.



## **Objective 7.3 Community Parks and Recreation Facilities**

- (LCP) To provide community recreation facilities as a standard of 2-3 net usable acres per 1,000 population, including parks, cultural centers, and community complexes, in central locations in the urban areas which will serve as focuses for community social, organizational, cultural and/or recreational activities.

### **Policies**

#### **7.3.1 Community Park Standards**

- (LCP) Locate community parks using a general distribution standard of one park for every 10,000 people located within 3-5 miles or fifteen minutes of most urban concentrations and consisting of 10-25 acres of land. It should be recognized that park acreage standards are set as long-term goals rather than set objectives. Facilities could include a swimming pool, gymnasium, paved game courts, playfields, picnicking and equestrian areas, restrooms, a building for community meetings and recreational programs, and neighborhood-serving facilities where appropriate.

#### **7.3.2 Priority for Mid-County Community Park**

Assign highest priority to the acquisition and development of a mid-county community park for local residents, including a large athletic complex. Recognize that acquisition of large acreage sites will be difficult in the Live Oak area. Community park needs may have to be addressed by the acquisition and development of a number of smaller community parks or cooperative development of interjurisdictional facilities.

#### **7.3.3 Community Park Siting Criteria**

- (LCP) Select community park sites based on the following criteria: accessibility, land availability, geographic relationship to the particular community, attractive natural features on the site, ease of development, and association with existing or proposed roads or trails and other city or state parks, and/or open space and beaches.

#### **7.3.4 Establishing Community Centers**

Establish community centers, to include facilities for meeting halls, craft centers, day care centers, recreation facilities, and educational and cultural programs, as a small scale alternative to the community complex.

## Program

- a. Establish community parks and recreation facilities as listed in Figure 7-2 assigning the highest priority to parks where critical needs exist and development pressures threaten the availability of park sites. (Responsibility: County Parks, Parks Commission, Planning Department, Planning Commission, Redevelopment Agency, Board of Supervisors, Recreation Districts)

### Aptos:

Porter Sesnon: Establish a 15 acre community park facility adjacent to McGregor Drive with a primary focus on the provision of sports playing fields as part of the expansion of New Brighton State Beach. Vigorously pursue inclusion of such community facilities in the planning and funding of the State park improvements.

### Live Oak:

Brommer Maintenance Yard: Develop community park facilities at the Brommer Street Maintenance Yard property as a reuse of the site if the present County Operations are phased-out.

Schwan Lake: Seek to establish a combined community/regional park facility at Schwan Lake in association with the adjacent County park properties and the state lands, and with appropriate protection of the natural habitat and open space.

### Soquel:

O'Neill Ranch: Establish a combination of neighborhood, community, and regional recreational facilities on the O'Neill Ranch property in association with the adjacent Soquel High School facilities. Provide for expanded development of community park facilities to accommodate some of the community park needs of adjacent Live Oak residents.

## Objective 7.4 Rural Recreation

- (LCP) To provide recreational facilities at a standard of 5-6 net usable acres per 1,000 persons, including parks, cultural centers and community complexes, in the unincorporated rural areas of the County. These facilities serve as the focus for community, social, organization, cultural, and/or recreational activities for extended rural areas.

### Policies

#### 7.4.1 Rural Park Standards

- (LCP) Establish local rural parks in the rural portions of the County, typically servicing an area within 4-5 miles radius and consisting of varying sizes depending on the recreational opportunities and resources available. Facilities could include open turf, sport fields, tennis courts, basketball courts, picnic areas, parking, restrooms, tot lot, equestrian facilities, and a building for community meetings and recreational programs.

#### 7.4.2 Rural Park Siting Criteria

- (LCP) Select rural park sites based on the following criteria: adjacent or close to existing complementary facilities such as schools, nature reserves, ballfields or playgrounds; accessibility, lands availability, geographical relationship to a particular community, attractive natural features on site, ease of development, and association with existing or proposed roads or trails. These facilities should supplement existing facilities already in a planning area.

#### 7.4.3 Beaches as Rural Parks

- (LCP) Recognize that the use of beach areas satisfies some of the rural recreational needs of County residents.

### Programs

- a. Establish rural facilities as listed below by Planning Area. (Responsibility: County Parks, Parks Commission, Planning Department, Planning Commission, Board of Supervisors, Recreation Districts)

#### Aptos Hills:

Valencia Hall: Relocate the historic Valencia Hall and Post Office buildings to the Valencia park site, and rehabilitate the structures and improve the site for community meeting and recreation uses.

#### Bonny Doon:

Bonny Doon: Allow a rural park and community center to serve the Bonny Doon Planning Area potentially to include community meeting facilities, sports fields, play area, picnic area, and restrooms.

#### Eureka Canyon:

Burt Scott Estate: Develop the Burt Scott Estate for community meeting facilities as well as recreational uses.

Corralitos Community Center: Cooperate with the Corralitos community and the City of Watsonville in maintaining the community meeting facilities on the City property on Browns Valley Road, and in maintaining and expanding the recreational opportunities on the property.

#### Skyline:

Glenwood: Locate and develop a rural park to serve the Glenwood community and the Skyline Planning area.

#### Summit:

Loma Prieta Community Center: Support the maintenance and expansion of recreation and community facilities developed in conjunction with the Loma Prieta Community Center and the Loma Prieta and T.E. English schools on Summit Road.



## **Objective 7.5 Regional Parks**

- (LCP) To establish a system of regional parks which encompasses the most attractive and unique recreation features, provides a maximum variety of recreational environments, focuses on activities and natural features which are not included in state parks, and appears reasonably feasible for long-term acquisition.

### **Policies**

#### **7.5.1 Regional Park Siting and Standards**

- (LCP) Select park sites based on the unique resource opportunity and the suitability of the environmental characteristics for recreational use, rather than their relationship to population centers or acreage standards based on projected population. Typical regional parks serve the entire County and are in the range of 50-500 acres, but larger or smaller sites based on the specific recreational opportunity should be considered.

#### **7.5.2 Capital Improvement Program**

Schedule unique sites which are threatened with destruction for early acquisition; others may be acquired as opportunities and funding become available.

#### **7.5.3 Uses Within Regional Parks**

Provide facilities which include either resource-oriented improvements such as trails, interpretive centers, streamside picnic areas, swimming facilities, and boat launching areas; or, in appropriate areas, high intensity facilities such as equestrian centers, sports fields, game courts, restrooms and camping units. Where appropriate, provide neighborhood and community recreation facilities to serve the local residents.

#### **7.5.4 Recreation Within Converted Quarries and Landfills**

Develop abandoned quarries and closed sanitary landfill sites for recreational uses where appropriate. (See policy 7.8.4(f) regarding the Wilder Quarry site.)

#### **7.5.5 Recreation Within Watershed Reserves**

Provide public opportunities for wilderness recreation experiences by allowing public access to major publicly-owned domestic watershed reserves, where such use can be accomplished without harm to the watershed function of the areas. Develop trail systems, interpretive signing, and camping sites where feasible.

#### **7.5.6 Access to Major Inland Water Bodies**

Provide for public access around the margins of all major natural inland water bodies sufficient to allow the development, where appropriate, of a safe equestrian, hiking, and/or bicycle trail without major disturbance to the shoreline.

#### **7.5.7 Beaches as Regional Parks**

- (LCP) Recognize the use of beach areas to satisfy regional recreational opportunities for County residents and improve access where appropriate.

## Programs

- a. Establish regional park facilities at the following locations as listed by planning area. (Responsibility: County Parks, Planning Department, Parks Commission, Planning Commission, Board of Supervisors)

### Carbonera:

Graham Hill showgrounds: Establish a regional Equestrian facility at the Graham Hill Showgrounds in conjunction with the facilities utilized by the Santa Cruz County Horseman's Association.

### Eureka Canyon:

Grizzly Flat: Support the City of Watsonville in planning and development of a regional facility on the Grizzly Flat watershed property.

### Live Oak:

Corcoran Lagoon: Establish a regional park providing a coastal wetlands interpretive center with restoration and protection of the natural resources of Corcoran Lagoon. Seek State funding for the acquisition, restoration, improvement and protection of this resource to serve both local and regional recreational and educational purposes.

17th Avenue Swim Center: Develop a regional swim center, including associated community facilities, on 17th Avenue south of the railroad tracks,

Primary Public Access Facilities: Support continued acquisition and development of coastal beach land, parking and other support facilities, including Coastview Drive parking area, Corcoran Beach, East Cliff Drive Overlook, Johan's Beach, Moran Lake and Beach, Pleasure Point Overlook, and the 41st Avenue/East Cliff parking as identified in Figure 7-2. Seek State funding as possible for necessary acquisition and development of these facilities which serve both local and regional recreational needs.

### Pajaro Valley:

Pinto Lake County Park: Provide regional recreational opportunities at Pinto Lake County Park, along with local park facilities to serve the adjacent urban and rural areas. Limit development activities to the minimum necessary at the north end of the lake, and restrict automobile access to the outer edge of the park. Coordinate use and management of the lake with the City of Watsonville; provide for water oriented activities including rowboating, canoeing, sailing, fishing and wildlife boat tours; prohibit power boating; provide recreation uses which are compatible with the natural resources of the lake; retain the lake as a bird habitat area.

College Lake: Provide for regional recreational use of College Lake if it is acquired and developed for water management purposes as part of the Pajaro Valley Water Management Agency Basin Management Plan. Direct the development of recreational support facilities to the County Fairgrounds or other locations so as to minimize any impact on the continued agricultural use of the surrounding lands.

**Salsipuedes:**

Pescadero Creek Reservoir: Consider development of regional recreational opportunities commensurate with the environmental protection requirements of a domestic water supply, as part of a multi-use concept for the proposed Pescadero Creek reservoir, if it is constructed.

**San Lorenzo Valley:**

Watershed Lands: Explore the potential for regional recreational opportunities as part of a multi-use concept for the public watershed lands in the San Lorenzo Valley, and as commensurate with the environmental protection requirements for domestic water supplies.

**Summit:**

Glenwood and Soquel Reservoirs: Consider development of regional recreational opportunities commensurate with the environmental protection requirements for domestic water supplies, as part of a multi-use concept for the proposed Glenwood and Soquel Creek reservoirs, if they are constructed.

Soquel Demonstration State Forest: Explore regional recreational opportunities as part of a multi-use concept for the Soquel Demonstration State Forest and coordinate with management of the adjacent Nisene Marks State Park.

- b. Consider utilizing College Lake for a regional park with limited recreation facilities if it is acquired and expanded and formalized as a groundwater recharge basin as part of the Pajaro Valley Water Management Agency Basin Management Plan. Limit development of recreational support facilities to the County Fairgrounds. (Responsibility: County Parks, Parks Commission, Board of Supervisors, PVWMA)



## **Objective 7.6 Trails and Recreation Corridors**

- (LCP) To establish a countywide system of hiking, bicycling and equestrian trails which provides access to and connects the various parks, recreation areas, beaches and urban areas. To link the County trail system with the proposed state trail system between the state parks, adjoining counties, and cities within the County. To obtain trail easements by utilizing existing publicly owned land, and by acquisitions by dedication, in full compliance with Government Code Section 65909(a) for developments and Government Code Sections 66475.4(b) and 66748.1 et seq. for land divisions, provided that state and federal constitutional rights of land owners are not violated.

### **Policies**

#### **7.6.1 Trail Corridor Designation**

If and when a Trails Master Plan is adopted by the Board of Supervisors, consistent with the policies outlined herein, including policy 7.6.2, such Master Plan shall be incorporated in the Santa Cruz County General Plan and Local Coastal Program Land Use Plan.

#### **7.6.2 Trail Easements**

- (LCP) Obtain trail easements by encouraging private donation of land, by public purchase, or by the dedication of trail easements, in full compliance with California Government Code Section 65909(a) for development permits and Government Code Sections 66475.4(b) and 66478.1 et seq. for land divisions, provided that state and federal constitutional rights of landowners are not violated. Within urban areas, obtain trail easement dedication within the specified buffer areas adjacent to riparian corridors and wetlands, and/or within the riparian corridor, subject to the above requirements, when consistent with the Riparian Corridor Protection ordinance and all other policies and ordinances protecting sensitive habitats. Any trail easements so obtained shall not be put on any published trail maps until a complete trail from beginning to end has been obtained legally from the respective property owners, and only after adequate funds exist to implement a trail maintenance plan, providing for security measures, fire protection, erosion control, trail rules enforcement, and similar areas of concern. Notwithstanding the foregoing, it is the policy of Santa Cruz County to accept offers to dedicate coastal access, complete, open, and maintain or assist other public agencies or private non-profit groups to complete, open, and maintain coastal accessways between the first public road and the shoreline as soon as it is feasible. This policy is not intended and shall not be construed as authorizing the exercise of the County's regulatory power in a manner which will take or damage private property for public use without the payment of just compensation in violation of the Constitution of the State of California or of the United States. (See California Public Resource Code Section 30010.)

#### **7.6.3 Utilization of Existing Easements**

- (LCP) Seek to utilize existing publicly owned lands where possible to implement the trail system, subject to policy 7.6.2.

#### **7.6.4 Soquel Creek Trail Corridor**

In accordance with the Soquel Village Plan, over the long-term, establish a natural, passive use recreation corridor along Soquel Creek in the Village area with trail facilities and other limited recreational opportunities. Develop trail segments as they become available such as the linkage behind the Soquel Elementary School, subject to policy 7.6.2.

**7.6.5 Access to the San Lorenzo River**

In accordance with the adopted village, town and specific plans for Felton, Ben Lomond and Boulder Creek, develop river access, river trails and other recreational opportunities where appropriate. Consider the following plan objectives when reviewing and implementing projects in these areas subject to policy 7.6.2:

**Felton:**

Maintain the Felton Covered Bridge Park and continue to restrict and reduce development within the floodway and floodplain. Promote passive recreational development within the floodplain and give consideration to trail connections between Felton Covered Bridge Park and Henry Cowell State Park.

**Ben Lomond:**

Implement the River Walk described within the town plan emphasizing the river as a town amenity with focus on the Ben Lomond River Park.

**Boulder Creek:**

Emphasize the San Lorenzo River as a town amenity by providing improvements to the San Lorenzo River Beach/Junction area and other appropriate river areas.

**7.6.6 Priorities for Trail Development**

Assign highest priority to development of those trails which are included in the State Parks System Trails Plan.

**7.6.7 Equestrian Trail Development Near Nisene Marks State Park**

Cooperate with State Parks and Recreation in the development of equestrian trails in the vicinity of Nisene Marks State Park, so as to prevent equestrian use of the park in accordance with the deed restrictions for the property, subject to policy 7.6.2.

**7.6.8 Trail Funding and Construction**

When utilizing roadside betterment funds in the development of bicycle, pedestrian and equestrian trails, construct such trails off the pavement within the public right-of-way and separated from traffic by an appropriate distance. Include trail design and construction in all public road development projects on designated trail routes, subject to policy 7.6.2.

**7.6.9 Trail Design**

(LCP) Locate, design and develop trails so as to minimize the impact on the areas through which they travel, subject to policy 7.6.2, habitat and resource protection policies and ordinances, and subject to regular monitoring to identify times and/or locations of adverse impacts and trail degradation. Trails should fit the contour of the land; brush removal and/or grading should be minimal or nonexistent, and access should be controlled where necessary. Ensure that environmental or safety risks are eliminated or mitigated to the greatest extent possible. Prohibit the use of motorized vehicles on trails, and discourage their use by installation of effective barriers at the trailhead. Develop specific criteria for appropriate setbacks for each project.



## Programs

a. Establish a program to develop and implement a public countywide Trails Master Plan. The process for developing the master plan shall include public noticing and encourage extensive public participation. During the time a preliminary Trails Master Plan is being developed, and prior to final adoption, public hearings shall be noticed and advertised as follows:

- (1) Mail public notices to all affected property owners within 300 feet of a proposed trail at least 30 days prior to the first public meeting,
- (2) Print general display advertisements in local newspapers, and
- (3) Mail and/or print other notices/advertisements as deemed appropriate by the Board of Supervisors, and
- (4) A parcel specific data base of these affected property owners shall be made available to the public at least 30 days prior to the first public hearing.

The implementation portion of the plan shall address acquisition and development priorities, trail design, right-of-way acquisition, trail construction and maintenance and establishment of trail user etiquette and safety guidelines. Designate specific trail routes only after actual on-the-ground analysis and environmental review of individual trail routes have been completed, subject to policy 7.6.2. (Responsibility: County Parks, Parks Commission, Planning Department, Public Works, Transportation Commission, Board of Supervisors)

b. When trails are located along public roadways, locate trails off the pavement and within the public right of way and separated from traffic by an appropriate distance. Include trail construction in all public road development projects on designated trail routes. (Responsibility: Public Works, Parks Commission, County Parks)

c. Provide trail crossing protection signing where appropriate on the County road system. (Responsibility: Public Works, County Parks)

(LCP) d. Seek permission from Southern Pacific and any other person having an ownership interest to utilize rail rights-of-way in the trail system and acquire rail rights-of-way in event of abandonment by Southern Pacific and other railroad companies subject to policy 7.6.2. (Responsibility: Board of Supervisors, Parks Commission, Planning Department, County Parks)

(LCP) e. Provide trail surfacing and bridge underpasses along levees to provide for public access and use, subject to policy 7.6.2. (Responsibility: Parks Commission, Public Works, County Parks)

f. Support the development of the state trails system linking state beaches with the state mountain parks, subject to policy 7.6.2. (Responsibility: Board of Supervisors, Parks Commission, Planning Department, County Parks)

(LCP) g. Develop links between the County and state trail systems in coordination with the State Department of Parks and Recreation, subject to policy 7.6.2. (Responsibility: Parks Commission, Planning Department, County Parks)

(LCP) h. Evaluate the potential for creating a one-way street system on East Cliff Drive in Live Oak to facilitate a wide, safe pedestrian and bicycle promenade. If feasible, construct a facility including landscape enhancement and coastal bank protection, as allowable. (Responsibility: Board of Supervisors, Redevelopment Agency, Planning Department, Public Works, County Parks)

(LCP) i. Develop trails standards within riparian corridors to meet the requirements of the Riparian ordinance, State Fish and Game requirements, and ADA accessibility standards, subject to maintenance by County Parks, and subject to policy 7.6.2. (Responsibility: Parks Commission, County Parks, Planning Department)



### **Objective 7.7a Coastal Recreation**

- (LCP) To maximize public use and enjoyment of coastal recreation resources for all people, including those with disabilities, while protecting those resources from the adverse impacts of overuse.

### **Objective 7.7b Shoreline Access**

- (LCP) To provide a system of shoreline access to the coast with adequate improvements to serve the general public and the coastal neighborhoods which is consistent with the California Coastal Act, meets public safety needs, protects natural resource areas from overuse, protects public rights and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture, subject to policy 7.6.2.

### **Objective 7.7c Beach Access**

- (LCP) To maintain or provide access, including visual access, to every beach to which a granted access exists or to which the public has acquired a right of access through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings, in order to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches, subject to policy 7.6.2.

## **COASTAL RECREATION**

### **Policies**

#### **7.7.1 Coastal Vistas**

- (LCP) Encourage pedestrian enjoyment of ocean areas and beaches by the development of vista points and overlooks with benches and railings, and facilities for pedestrian access to the beaches, subject to policy 7.6.2.

#### **7.7.2 Recreational Boating**

- (LCP) Encourage increased recreational boating opportunities for County residents by cooperating with the Port District and the cities of Capitola and Santa Cruz to provide dry storage facilities for small boats.

#### **7.7.3 Provision of Open Water Moorings**

- (LCP) Request the regulating agencies such as the U.S. Coast Guard and Army Corps of Engineers to permit open water moorings off suitable locations along the County's coastline taking into consideration the following factors:
- public safety concerns
  - disturbance to the marine environment
  - individual and cumulative visual impacts
  - other communities' experiences with open water moorings
  - interference with other water-related uses

#### **7.7.4 Maintaining Recreation Oriented Uses**

- (LCP) Protect the coastal blufftop areas and beaches from intrusion by nonrecreational structures and incompatible uses to the extent legally possible without impairing the constitutional rights of the property owner, subject to policy 7.6.2.

**7.7.5 Coastal Bicycle Route**

- (LCP) Provide for safe bicycle travel along the coastal corridor by developing a coordinated, continuous bicycle route parallel to the shoreline, subject to policy 7.6.2.

**7.7.6 Hiking and Biking Trail Network**

- (LCP) Subject to policy 7.6.2, establish a system of hiking and bicycle trails and bridges which provides access to and connects the various parks, recreation areas, beaches, and urban areas. For example, develop trails to link Nisene Marks State Park with Seacliff State Beach. Link the County trail system between the state parks and provide a lateral trail route along the coast. Design trails to be accessible to persons with disabilities where resources can be protected.

**7.7.7 Equestrian Access to Beaches**

- (LCP) Allow equestrian access to the beaches where conflicts with other beach usage can be resolved, subject to policy 7.6.2.

**7.7.8 Equestrian Trail Network**

- (LCP) Establish equestrian trails which provide access to designated parks, recreation areas, and beaches where equestrian uses are permitted where use conflicts and potential impacts can be resolved, subject to policy 7.6.2.

## **Programs**

- (LCP) a. Improve existing parking areas through the use of fencing, striping, landscaping, bike racks, and safety improvements; provide safe stairways for beach access as part of the program to upgrade vehicular parking. (Responsibility: Public Works, Board of Supervisors)
- (LCP) b. Increase parking opportunities to serve visitors to the Live Oak coastline in locations where such facilities are feasible and compatible with the neighborhood and the natural setting. Provide on- and off-street parking improvements and facilities within walking distance of the beaches and bluffs, or located at more remote locations and linked by shuttle transportation. Identify appropriate locations and improvements in cooperation with the local community. (Responsibility: Board of Supervisors, Planning Department, County Parks, Public Works)
- (LCP) c. Develop and maintain vista points or overlooks with benches and railings at the end of Geoffrey Drive, and at various points along East Cliff Drive including Corcoran Lagoon, Moran Lake, the west end of Pleasure Point Drive, the promenade along East Cliff Drive between 32nd and 41st Avenues, at South Palisades, at the southern end of 41st Avenue, Seaview Drive and Baldwin Drive. (Responsibility: County Parks, Public Works, Board of Supervisors)
- (LCP) d. Encourage the continued recreational use of Monterey Bay through the development of marine programs and facilities that may serve local residents. (Responsibility: County Parks)



## GENERAL PROVISION OF PUBLIC ACCESS TO THE SHORELINE

### Policies

#### 7.7.9 Shoreline Access Maps and Charts

(LCP) Designate a system of shoreline access to the coast, both public and private, and the appropriate locations for primary and neighborhood public access and improvements, subject to policy 7.6.2.

#### 7.7.10 Protecting Existing Beach Access

(LCP) Protect existing pedestrian, and, where appropriate, equestrian and bicycle access to all beaches to which the public has a right of access, whether acquired by grant or through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings. Protect such beach access through permit conditions such as easement dedication or continued maintenance as an accessway by a private group, subject to policy 7.6.2.

#### 7.7.11 Vertical Access

(LCP) Determine whether new development may decrease or otherwise adversely affect the availability of public access, if any, to beaches and/or increases the recreational demand. If such impact will occur, the County will obtain, as a condition of new development approval, dedication of vertical access easements adequate to accommodate the intended use, as well as existing access patterns, if adverse environmental impacts and use conflicts can be mitigated, under the following conditions:

(a) Outside the Urban Services Line:

- to pocket beaches if there is no other dedicated vertical access;
- to long sandy beaches if there is no dedicated vertical access within one-half mile;
- to bluffs which are large enough and of a physical character to accommodate safety improvements, and which provide room for public use as a vista point.

(b) Within the Urban Services Line:

- from the first public roadway to the shoreline if there is not dedicated access within 650 feet;
- through properties inland of the first public roadway if there is evidence that residents have been using the property to gain access to the shoreline, and if closure of the pathway would require residents to detour more than one-eighth mile.

(c) All dedications required shall comply with policy 7.6.2 and the other policies of this chapter.

#### 7.7.12 Lateral Access

(LCP) Determine whether new development would interfere with or otherwise adversely affect public lateral access along beaches. If such impact will occur, the County will obtain dedication of lateral access along the beach to the first line of terrestrial vegetation to the base of the bluffs, where present, or to the base of any seawall; and the dedication of lateral access along bluff tops where pedestrian and/or bicycle trails can be provided and where environmental and use conflict issues can be mitigated. Unrestricted lateral access to North Coast beaches shall be provided where environmental and public safety concerns can be mitigated. All dedications required shall comply with policy 7.6.2 and the other policies of this chapter.



**7.7.13 Access Maintenance Responsibility and Liability**

- (LCP) Open accessways only after a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway, including regular garbage collection and recycling at the trailhead, along the trail, and at the beach destination. Notwithstanding the foregoing, it is the policy of Santa Cruz County to accept offers to dedicate coastal access, to complete, open and maintain or assist other public agencies or private non-profit groups to complete, open, and maintain coastal accessways between the first public road and the shoreline as soon as it is feasible.

Also see Safety Element, policy 6.2.16 regarding shoreline protection.

**Programs**

- (LCP) a. Pursue all legally appropriate means, including negotiation, new development permit conditioning subject to policy 7.6.2, judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings to ensure the maintenance of public access at all primary public access points and local access to all neighborhood access points. (Responsibility: Planning Department, County Parks)
- (LCP) b. Work with the State Department of Parks and Recreation, the Office of the Attorney General, the Coastal Commission, and the Coastal Conservancy to obtain a judicial determination of existing public beach and shoreline access and ownership, where it appears a right of access has been acquired by use. (Responsibility: Planning Department, County Parks, Board of Supervisors)
- (LCP) c. Develop a program in conjunction with the County Sheriff, State Highway Patrol, State Parks and other appropriate public and private agencies, to ensure provision of adequate law enforcement and supervision on beaches, beach accessways and immediate vicinity. (Responsibility: County Parks, Board of Supervisors)
- (LCP) d. Develop a procedural program in conjunction with the County Department of Parks, Open Space and Cultural Services, Department of Public Works, State Department of Parks and Recreation, Coastal Conservancy, and other appropriate agencies for the acceptance of offers of dedication obtained as conditions of coastal development permits, subject to policy 7.6.2. The Real Property section of the Department of Public Works shall maintain a current list of dedications which have not been accepted by the Board of Supervisors. (Responsibility: Planning Department, Public Works, County Parks)
- (LCP) e. Improve, widen, and complete pedestrian/bikeway along East Cliff Drive between 32nd and 41st Avenues where right-of-way permits; install additional benches and landscaping. (Responsibility: County Parks, Public Works)
- (LCP) f. Establish an access signing program which:
- (1) Removes incorrect, misleading, and confusing signs.
  - (2) Develops, installs, and maintains standard signs for primary destinations and neighborhood accessways and designates appropriate locations for these signs.
- (Responsibility: County Parks, Public Works)

## PRIMARY PUBLIC SHORELINE ACCESS DESIGNATIONS

### Policies

#### 7.7.14 Primary Public Access Points

(LCP) Primary public access points shall be developed only when they can provide automobile parking or an acceptable alternative, and when all environmental impacts and use conflicts can be satisfactorily mitigated, subject to policy 7.6.2.

#### 7.7.15 Areas Designated for Primary Public Access

(LCP) The following are designated as primary public access, subject to policy 7.6.2\*:

##### North Coast

Waddell Bluffs

Waddell Creek Beach

Waddell Creek to Greyhound Rock hang gliding area (present access limited to private hang gliding club with permission of owner)

Greyhound Rock Beach

Pelican Rock bluff

Bluff or blufftop north of Scott Creek

Scott Creek Beach

Davenport Landing Beach

Davenport bluff

Davenport Beach

Panther Beach

Bonny Doon Beach

Yellowbank Beach

\*\*Red, White, and Blue Beach

Four-Mile Beach

##### Live Oak

Twin Lakes State Beach

Black's Beach (Lincoln Beach)

Johan's Beach

Santa Maria Beach/26th Ave, Beach (Corcoran Lagoon)

Moran Lake Beach

Pleasure Point/East Cliff Drive

End of 41st Avenue

##### Mid-County

\*\*New Brighton Beach

\*\*\*Seacliff State Beach (North End Seacliff to Aptos Creek)

\*\*Rio del Mar Beach

Seascape

\*\*Manresa State Beach (North)

##### South County

\*\*Manresa State Beach (South)

\*\*Sunset State Beach

\*\*Palm Beach

\*Locations described as "bluff" or "blufftop" are coastal overlooks and do not include beach access.

\*\*Denotes primary public accesses which have existing basic improvements, and law enforcement necessary to accommodate the increase in visitors associated with state and regional publicity.

\*\*\*Seacliff Beach has two primary access points

**7.7.16 Improvements at Primary Access Points**

- (LCP) Provide, encourage provision of, and/or require as a condition of new development approval, subject to policy 7.6.2, the following improvements at primary destinations: path improvements and maintenance; recycling, garbage collection; automobile parking, or in an impacted neighborhood, an acceptable alternative such as beach shuttle; bicycle parking; transit service; access provisions for disabled if feasible; restrooms; law enforcement; scenic overlooks if appropriate; safety signs if needed, and identification signs.

**7.7.17 Shell Road Beach Access**

- (LCP) Utilize the County park facility on Shell Road to provide beach access if needed to augment the state facility at Palm Beach.

**Programs**

- (LCP) a. Maintain the POSCS Activities Guides to inform the public of primary public access to the shoreline. Establish an implementation schedule for improvements to primary access areas, giving highest priority to the provision of basic improvements. (Responsibility: Board of Supervisors, County Parks)
- (LCP) b. Acquire and/or gain use rights for suitable property for designated off roadway parking at locations designated for beach access to primary destinations, subject to policy 7.6.2. (Responsibility: Board of Supervisors, County Parks, Transportation Commission)
- c. Maintain a pedestrian corridor to the beach on the west side of Corcoran Lagoon in order to prevent beach access through the salt marsh and coastal strand biotic communities. (Responsibility: County Parks, Public Works)
- (LCP) d. Apply the following development standards to the parking lot at the intersection of 41st Avenue and East Cliff Drive:
- (1) landscaping to enhance compatibility with surrounding area;
  - (2) clearly articulated pedestrian connection to the shoreline.
- (Responsibility: Planning Department, Public Works, County Parks)
- (LCP) e. Purchase and improve the lot at the intersection of East Cliff Drive and Pleasure Point Drive as part of the pedestrian/bikeway system, a vista point, and a staging area for surfing. (Responsibility: County Parks, Public Works, Board of Supervisors)



## NEIGHBORHOOD SHORELINE ACCESS DESIGNATIONS

### Policies

#### 7.7.18 Areas Designated for Neighborhood Public Access

(LCP) Maintain a system of neighborhood access points appropriate for access by local residents at the following locations and other accesses as determined by the Board of Supervisors, subject to policy 7.6.2 :

##### **Live Oak**

at the end of the following streets:

7th Avenue

12th Avenue

13th Avenue

Geoffrey Drive

Sunny Cove Avenue

18th Avenue

19th Avenue

20th Avenue

21st Avenue

Corcoran Beach

23rd Avenue

26th Avenue

Rockview Drive

the walkway from the end of 30th Avenue  
between East Cliff and Pleasure Point and  
Pleasure Point and the Shoreline

the stairway between 35th Ave. and 36th Ave.

38th Avenue

41st Avenue

##### **Mid-County**

end of Oakdale Drive

end of Beachgate Way

Cliff Drive between Lamanda Drive and Bayview Drive

Shore Trail at Seaview Drive

Sumner Avenue

Hidden Beach

Via Concha

Via Gaviota

Via Palo Alto

Seascape Park

Seascape arroyos

Trestle Beach

##### **South County**

Place de Mer

Sand Dollar Beach

Zils Road

#### 7.7.19 Improvements at Neighborhood Access Points

(LCP) Provide, encourage, and/or require provision of the following improvements appropriate to neighborhood access points: path improvements and maintenance; bicycle parking; recycling; garbage collection; and law enforcement, subject to policy 7.6.2.

#### 7.7.20 Yacht Harbor Beach Access

(LCP) Encourage visitor beach access and visitor serving facilities in the Live Oak area to concentrate between the Yacht Harbor and 17th Avenue; maintain the present low intensity of use for beaches east of 17th Avenue.

#### 7.7.21 Discourage Access Publicity

(LCP) Discourage regional and statewide publicity for neighborhood access points, but in no case shall developed neighborhood access points be unsigned, nor shall publicity be discouraged for any state-funded access.

## LONG-TERM MANAGEMENT OF COASTAL ACCESS

### Policies

#### **7.7.22 Access to Environmentally Sensitive Habitats**

(LCP) Obtain controlled public access to environmentally sensitive habitats through grants, dedications of easements or other means, including as a condition of new development approval, subject to policy 7.6.2. Open the access only for education or nature study purposes, and only when improvements and management are adequate to protect the resources.

#### **7.7.23 Off-Road Vehicle Use**

(LCP) Prohibit off-road vehicle use of shoreline accesses and beaches.

#### **7.7.24 Environmentally Damaging Trails**

(LCP) Reduce the number of trails to destinations where the present level of use is causing deterioration to sensitive habitats or serious erosion problems. Restore damaged or deteriorated areas, and monitor all trails for future resource damage and restore as needed.

#### **7.7.25 Unsafe Trails**

(LCP) Discourage public use of access trails which are hazardous because safety improvements have not been provided or cannot be built due to physical limitations. Specifically:

- (a) Close informal trails which are hazardous when an alternative safe access is available for the same beach or bluff area as shown on the LCP shoreline access maps.
- (b) When no safe access alternative is available, post as dangerous trails which pose a risk of serious bodily harm. If feasible, specify the nature of the hazard on the sign: "unstable bluff," "falling rocks," etc.

#### **7.7.26 Protection of Private Property**

(LCP) Allow property owners with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment upon private property while ensuring that beach access is protected.

#### **7.7.27 Accessways and Agricultural Areas**

(LCP) Minimize the number of accessways through and adjacent to agricultural areas. Delineate the accessways adjacent to agricultural areas, so it is clear where the public is allowed. As needed, use such methods as low barriers, fences, thorny hedges, and paving.

#### **7.7.28 Separating Agricultural Fields and Accessways**

(LCP) Require separation of agricultural fields and identified accessways by as much distance as practicable and further providing buffer zones, elevation separations, fencing, landscaping with natural vegetation where practicable.

#### **7.7.29 Separating Access Users From Toxic Spraying**

(LCP) Require separation of access users from aerial and highly toxic spraying, and post the hazard of aerial and highly toxic spraying. Consider, where appropriate, provision of a gate at the road and a sign on the gate for pesticide spray warnings.

#### **7.7.30 Protecting Agricultural Facilities**

(LCP) Require, where necessary, and allow agricultural operators with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment while ensuring that beach access is protected.



### 7.7.31 Transportation To Beaches

- (LCP) Require new recreation and visitor-serving developments in the Coastal Zone to support alternative forms of transportation to the beaches, e.g., bikes, small scale shuttle service.

## Programs

- (LCP) a. Support, encourage, and participate in an access coordinating committee with the State Department of Parks and Recreation, California Coastal Commission, the cities of Santa Cruz and Capitola, and any other interested public agency or private group to establish a countywide access program. Seek financial and technical assistance from, among others, the State Department of Boating and Waterways and the State Coastal Conservancy. The committee should focus on relieving congestion at urban access points; ensuring adequate countywide access and resource protection, including development of a monitoring program; developing access with an emphasis on the features of the Monterey Bay National Marine Sanctuary; and investigating the possibility of State Department of Parks and Recreation management of rural access points and joint City-County management of urban access points. (Responsibility: County Parks, Board of Supervisors, Planning Department)
- (LCP) b. Develop a program to reduce the number of trails where the present use level is causing deterioration to sensitive habitats or serious erosion problems. Specifically:
- (1) Concentrate access on the trail or trails not damaging to the resources.
  - (2) If this alternative is not available, mitigate the access impacts through improvements and management of at least one trail, wherever possible.
  - (3) Close or discourage use of remaining trails causing deterioration through one or more of the following:
    - Post restrictive, educational, or informational signs. For example, "Dune Restoration Project," "Danger Poison Oak," "Please, No Access."
    - Mask the trail site by major restoration.
    - Eliminate the trail site by major restoration.
    - Erect a physical barrier to entry.
- (Responsibility: County Parks)
- (LCP) c. Request the State Departments of Fish and Game and Parks and Recreation to evaluate the potential impacts of continued marine mammal population growth on north Santa Cruz County beaches and marine environments. Consider and take appropriate actions to address the potential conflicts between human and marine mammal use of the beaches. (Responsibility: Board of Supervisors)
- (LCP) d. Develop a program to eliminate off-road vehicle (ORV) use of shoreline accesses and beaches. Specifically:
- (1) Clearly post the destinations being used by ORV's: "ORV Use Prohibited, Chapter 10.50, Santa Cruz County Code."
  - (2) Erect barriers, or as appropriate, gate mechanisms which effectively eliminate ORV access.
  - (3) Establish an enforcement program with high fines and ticketing.
- (Responsibility: County Sheriff, County Parks)
- (LCP) e. Develop a program in conjunction with the County Department of Parks, Open Space, and Cultural Services, Department of Public works, State Department of Parks and Recreation, Caltrans, and other appropriate agencies to provide for the maintenance and policing of beaches and accessways, including a recycling program. Consider the following:
- (1) State funding sources.
  - (2) Local funding sources
    - transient occupancy tax
    - enforcement fines fund
    - parking and user fees
- (Responsibility: County Parks, Board of Supervisors)



- (LCP) f. Develop an action program to secure full-time lifeguard emergency response for public beaches including on-call lifeguards, vehicles, a boat, and a boat crew. In participation with other agencies, install more surf warning signs and "no lifeguard on duty" warning signs. (Responsibility: Board of Supervisors, State Parks, County Parks, Public Works)
- (LCP) g. Encourage the Monterey Bay Area Aquatic Safety Committee's work to improve interagency communication and foster aquatic and marine shoreline safety information. Develop a program and seek State funding to accomplish the distribution of such aquatic and marine shoreline safety information in the greater San Francisco Bay Area. (Responsibility: Board of Supervisors, County Parks)
- (LCP) h. Seek funds from the State Coastal Conservancy, U.S. Land and Water Conservation Fund, and other appropriate agencies for acquisition and development of public access. (Responsibility: County Parks, Board of Supervisors)
- (LCP) i. Provide access controls and improve parking facilities at existing pullout parking locations where right-of-way can be obtained, and when improvements have been made, prohibit parking on the shoulder of the highway. (Responsibility: Public Works)
- (LCP) j. Post and stripe coastline roads in a manner designed to discourage parked cars from creating hazards for moving bicyclists. (Responsibility: Transportation Commission, Public Works)
- (LCP) k. Include designated parking areas within the Coastal Zone in capital improvement programs for the County. (Responsibility: Board of Supervisors, County Administrative Office)
- (LCP) l. Develop alternative transportation programs and funding which provide coastal access. (Responsibility: Board of Supervisors, Transportation Commission)
- (LCP) m. Improve bus turnouts, including no parking signs and enforcement, along Highway 1 and encourage increased regular bus service in lieu of park and ride or shuttle service in the non-urbanized coastal area. (Responsibility: Public Works)
- (LCP) n. Provide bicycle lanes or widen shoulders along certain coastal roadways:
  - (1) San Andreas Road (State Route 1 to Beach Road);
  - (2) Beach Road (Palm Beach to Watsonville);
  - (3) McGregor Drive (Park Avenue to State Park Drive);
  - (4) Sumner Avenue (Rio del Mar Boulevard to Seascape Boulevard, beach parking south of Clubhouse Drive to be preserved, bike lane to be developed on shoulder if possible).(Responsibility: Transportation Commission, Public Works)
- (LCP) o. Request private and public transit companies' carriers connecting the coastal area with the Santa Clara Valley to provide bicycle carrying services. (Responsibility: Board of Supervisors, Transportation Commission)
- (LCP) p. Improve and complete recreational bicycle/pedestrian loops in the South County coastal area, subject to policy 7.6.2:
  - (1) Complete Watsonville-Pajaro Dunes-Sunset Beach bicycle route loop.
  - (2) Extend and link, as much as feasible, New Brighton Beach, Potbelly Beach, and Los Olas Roads.(Responsibility: Board of Supervisors, Transportation Commission, County Parks)
- (LCP) q. Seek funding to develop beach operations and management plans for high use beach access areas such as Rio del Mar, Opal Cliffs, Sunny Cove, and Moran Lake and those beach access areas that have State Coastal Conservancy funded accesses. Incorporate the management plans into the LCP. (Responsibility: County Parks, Planning Department)

## Objective 7.8 State Parks, Open Space and Facilities

(LCP) To protect through state ownership those areas that are of statewide interest or concern, and that service a regional or statewide need for recreational opportunities. The mission of the California Department of Parks and Recreation is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation. Figure 7-4 shows existing state park acreage, miles of beach, and annual attendance.

<b>Figure 7-4</b> <b>California State Parks Within Santa Cruz County</b> <b>1991/92 FY</b>			
<u>Coastal Units</u>	<u>Acreage</u>	<u>Beach (miles)</u>	<u>Estimated Attendance</u>
Manresa	138	2.2	171,986
Santa Cruz Mission	2	0	N/A
Natural Bridges	53	0.3	650,756
New Brighton	94	0.6	361,794
Seacliff	87	1.8	1,659,866
Sunset	302	3.5	460,103
Twin Lakes	94	2.8	1,278,430
Wilder Ranch	4,505	3.3	55,551
<b>Total</b>	<b>5,275</b>	<b>14.5</b>	<b>4,638,486</b>
<u>Mountain Units</u>	<u>Acreage</u>	<u>Beach (miles)</u>	<u>Estimated Attendance</u>
Big Basin	17,907	1.3	900,493
Castle Rock	4,834	0	55,275
Henry Cowell	1,760	0	263,381
Fall Creek	2,522	0	51,289
Nisene Marks	10,036	0	116,904
<b>Total</b>	<b>37,059</b>	<b>1.3</b>	<b>1,387,342</b>
<b>Grand Total</b>	<b>42,334</b>	<b>15.8</b>	<b>6,025,828</b>

SOURCE: California State Resources Agency, Department of Parks and Recreation,  
Santa Cruz District Statistics, January 15, 1993



## **Policies**

### **7.8.1 State Open Space and Trail Easements**

Encourage State Parks and Recreation to use, wherever possible, open space and trail easements as alternatives to outright acquisition of property for state park trail expansion.

### **7.8.2 State Parks Acquisition Programs**

Cooperate with state activities to obtain and develop additional state park facilities in the following locations as listed by planning area and encourage and support full consultation by the State Department of Parks and Recreation with affected County residents.

### **7.8.3 Coastal Zone Acquisition Priorities**

(LCP) Set each of the following as acquisition objectives in the Coastal Zone:

- (a) Purchase for consolidation of existing holdings.
- (b) Purchase to protect threatened fragile resources.
- (c) Purchase to provide additional sites for high demand facilities including heavily used beaches where an excessive burden of maintenance and supervision is placed on private owners.

### **7.8.4 Recommended Acquisitions**

(LCP) Recommend, encourage, and support each of the following State Park acquisitions:

- (a) Manresa Beach State Park South and Sunset Beach State Park: acquisition of the remaining intervening private beach.
- (b) New Brighton State Beach: addition of Pot Belly Beach Uplands property.
- (c) Corcoran Lagoon Beach: any portions of the lagoon or beach that may become available. Acquisition of lagoon areas should occur only upon discontinuance of radio station uses.
- (d) Big Basin: Support proposed state plans for expansion of Big Basin Redwoods State Park southward to include the Blooms Creek watershed and Eagle Rock.
- (e) Henry Cowell: Encourage expansion of Henry Cowell Redwoods State Park to include the Least Disturbed Watershed of Eagle Creek and the adjacent unique Ponderosa Pine community. As an alternative, allow commercial recreational development of the site consistent with surrounding land uses, environmental protection, and the natural resource values of the site.
- (f) Wilder Ranch: Support proposed state plans for the expansion of Wilder Ranch State Park. Consider a reclamation plan for Wilder Quarry which provides for a recreational vehicle park/campground in conjunction with Wilder Ranch State Park. (See Land Use section 2.23, Figure 2-5.)
- (g) Fall Creek: Encourage expansion of Fall Creek State Park to include and protect additional portions of the Fall Creek watershed.
- (h) Nisene Marks: Support proposed state plans for expansion of Nisene Marks State Park.

### **7.8.5 Development Priorities**

(LCP) If funds are severely limited, encourage developments consistent with one of the following development priorities (only after adequate maintenance and supervision are assured):

- (a) Early development of access trails and beach parking at Wilder Ranch State Park.
- (b) Low cost improvements to protect public safety, natural resources, and cultural and historical resources, where the most severe environmental damage is occurring.
- (c) Development of overnight uses (camping, hostel, etc.), where appropriate, at new parks.
- (d) Development to increase capacity of existing facilities.



**7.8.6 Maintenance and Management Programs**

(LCP) Require adequate maintenance and management programs concurrent with all State Parks development projects.

**Aptos:**

**7.8.7 Seacliff Beach**

(LCP) Encourage the state to provide more access to Seacliff Beach, and to develop the Seacliff parking reserve for a play area.

**7.8.8 Valencia Lagoon**

(LCP) Support state and federal preservation of the Santa Cruz Long-Toed Salamander habitat at Valencia Lagoon as a park preserve.

**7.8.9 Nisene Marks**

Support state efforts to connect Nisene Marks State Park with Seacliff State Beach through a public park/trail system.

**Pajaro Valley:**

**7.8.10 County Fairgrounds**

Support continued use of the Santa Cruz County Fairgrounds for its recreational and educational use.

**San Andreas:**

**7.8.11 Ellicott Pond**

Support state and federal preservation of the Santa Cruz Long-Toed Salamander habitat at Ellicott Pond. Designate the existing public ownership at Ellicott Pond as a park preserve.

**Soquel**

**7.8.12 Soquel Demonstration State Forest**

Support State use of the 3,000 acre forest for research, education, recreation and demonstration of innovative timber harvesting and forestry techniques, while at the same time conserving and protecting the wildlife, fisheries, vegetation, soil, watershed and aesthetic values of the forest.

**Summit:**

**7.8.13 Nisene Marks**

Encourage the development of trail systems to the extent allowed by deed restrictions in Nisene Marks State Park to provide access and support continued use by local residents as well as tourists.

**7.8.14 Day Use Facilities Enhancement**

(LCP) Where appropriate, request the provision of additional day use facilities at publicly owned beaches and bluff tops such as picnicking, viewpoints, restrooms and other day use facilities.

**7.8.15 Tourist Commercial Concessions**

(LCP) Encourage the provision of tourist commercial concessions within state parks at appropriate destinations (commercial concessions should not be allowed at rural, remote beaches).

## **Programs**

- (LCP) a. Where appropriate, request State Parks and other appropriate public agencies to retain and expand appropriate park and recreational uses such as picnic facilities, camping sites, RV facilities, trails and shoreline access. (Responsibility: Board of Supervisors)
- (LCP) b. Where appropriate, support State Parks budget requests for expanded development, management (including adequate law enforcement and maintenance), and use of Santa Cruz County facilities. (Responsibility: Board of Supervisors)
- (LCP) c. Encourage the provision of additional free facilities. Where user fees must be charged, encourage State Parks to continue to provide season passes and a discounted fee schedule for economically disadvantaged groups such as elderly, or non-profit organizations. (Responsibility: Board of Supervisors)
- (LCP) d. Encourage replacement of damaged or destroyed public beach recreation facilities. (Responsibility: Board of Supervisors)
- (LCP) e. Request State Parks to develop high demand facilities (such as parking and picnic areas) within three years of acquisition. (Responsibility: Board of Supervisors)
- (LCP) f. Request the State Parks Department to give highest possible priority to continuing and substantially improving maintenance and management programs for its existing state park facilities. (Responsibility: Board of Supervisors)
- (LCP) g. Encourage and support management of wetlands of the Pajaro River Lagoon, Aptos Creek, Wilder Creek and other wildlife habitat in State Parks. (Responsibility: Board of Supervisors)

## Objective 7.9 Organized Camps and Conference Centers

(LCP) To allow for a full range of educational, religious, and recreational facilities operated by organized groups to utilize the varied scenic and natural settings of the County's rural and mountain areas while providing proper management and protection of local natural resources.

(Also see policies in section 2.16, Visitor Accommodations Designation)

### Policies

#### 7.9.1 Rural and Mountain Residential Locations

(LCP) Allow lower intensity organized camps and conference centers with recreational and education facilities to locate in Rural and Mountain residential areas, consistent with infrastructure capacity, natural and visual resource protection, protection of agriculture, and other LCP policies.

#### 7.9.2 Density and Development of Organized Camps and Conference Centers

(LCP) Administer uniform densities for all organized camps and conference centers in Rural Residential, Mountain Residential and Resource Conservation areas by applying residential density requirements of 2 1/2 to 20 net developable acres per dwelling unit. This density may differ from the underlying land use designation indicated on the General Plan and Local Coastal Program Land Use Maps; however, it is intended to reflect the specialized service requirements and lesser development impacts of these facilities. Utilize the rural density matrix system to determine the allowable density within this range: include maximum density standards for protection of natural, agricultural, and visual resources; development hazards and constraints present; availability of access and services. If the use of the property is changed from organized camp or conference center, any other residential uses shall be considered at the underlying density shown on the General Plan and Local Coastal Program Land Use Maps. Require each development proposal to include a master development plan and resource management program for the property involved. Densities for projects in suburban areas shall be based on the residential density requirements of 1-5 net developable acres per dwelling unit per the rural density matrix system. In the urban residential designations, density is to be based on developable site area as specified in the Zoning ordinance.

#### 7.9.3 Less Than Year-Round Operation

(LCP) Allow the intensity of temporary organized camp uses to be greater than year-round operations where compatible with the social and natural environment and the available supporting infrastructure, and consistent with the appropriate development standards and only when such temporary uses do not cumulatively exceed the impacts of a year-round operation.

#### 7.9.4 Preservation of Wilderness Areas

Use to advantage the potential of organized camp uses with recreational and educational facilities to preserve rural character and wilderness areas, and yet allow limited public access and use.

#### 7.9.5 Residential and Day School Use

(LCP) Allow facilities for both residential and day schools at organized camps and conference centers only at densities which reflect their impact on access, services, and the environment. Assess impacts and establish appropriate overall densities through environmental assessment of individual projects.

### Program

- a. Maintain the Parks, Recreation and Open Space Zone District to require a Development Permit and Master Development Plan and to maintain review procedures and appropriate density factors for group quarters and temporary occupancy. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



## **Objective 7.10 Commercial Recreation**

- (LCP) To allow for the development of commercial recreation facilities such as golf courses, stables, swimming pools, tennis courts, camping, picnicking areas, outdoor entertainment and historical theme parks that are compatible with rural and mountain settings and that provide expanded recreation opportunities to the public, provided that they are compatible with environmental resources.

### **Policies**

#### **7.10.1 Designation of Existing Parks, Recreation and Open Space Sites (O-R)**

- (LCP) Utilize a Parks, Recreation and Open Space designation to recognize existing public and private recreational uses, including state, regional, and County parks, recreational vehicle parks, campgrounds, ecological preserves, golf courses, and other commercial recreational uses.

#### **7.10.2 Zoning Consistency**

- (LCP) Permit commercial recreational development based on appropriate zoning regulations. Evaluate each development proposal on the basis of its particular site requirements, environmental impact, and appropriateness of the location for the proposed use.

#### **7.10.3 Complementary Overnight Visitor Accommodations**

- (LCP) Allow development of appurtenant overnight visitor accommodations at appropriate commercial recreation facilities where such use is consistent with maintaining the recreation use and with other General Plan and LCP Land Use Plan policies.

#### **7.10.4 Density Standards for Visitor Accommodations**

- (LCP) Establish densities for visitor accommodations in the Parks, Recreation and Open Space designation consistent with the open space character of the designation:
- (a) Within the Urban Services Line at 3 campsites or 3 visitor accommodation units or the equivalent per developable acre;
  - (b) Outside of the Urban Services Line equivalent to 1 unit/2.5-20 developable acres as determined by the Rural Density Matrix.

#### **7.10.5 Intensity of Use**

- (LCP) Recognize an intensity of use for existing public and private parks and recreational uses at the existing level of development, including development(s) approved by the California Coastal Commission but not yet constructed. Permit new development or increases in intensity of uses where consistent with infrastructure constraints, scenic, natural and agricultural resource protection.

#### **7.10.6 Environmental Considerations for Development Proposals**

- (LCP) Regulate commercial recreational development through development permit controls to evaluate each development proposal on the basis of its particular site requirements, environmental impact, and appropriateness of the location for the proposed use. Encourage recreational uses in urban areas.

#### **7.10.7 Future Park Site Designation**

- (LCP) Designate sites as Proposed Parks, Recreation and Open Space intended for park and recreational uses and allow only uses consistent with the County's Zoning ordinance after review by the Parks and Recreation Commission for possible acquisition by the state or Santa Cruz County.

## Program

- a. Investigate and develop intensity of use standards for application to commercial recreation facilities countywide. (Responsibility: Planning Commission, Planning Department)

## CULTURAL SERVICES

Santa Cruz County is home to innumerable artists of all disciplines, as well as several nationally recognized performing arts groups. The arts entertain, teach, and inspire our citizens as well as contribute to the economic vitality of the County.

Santa Cruz County has historically supported the arts. In 1976 the County formed its Arts Commission to advise the Board of Supervisors on matters relating to the promotion of artistic and cultural events for County residents.

In the late 1970s, the County financed development of a Cultural Action Plan which led to the formation of the Cultural Council, the Art Museum of Santa Cruz County, the Pajaro Valley Arts Council and other similar groups. The Cultural Council is Santa Cruz County's state/local partner, receiving California Arts Council grant monies and serving as the central fund raising agency. The Cultural Council's goals include improving arts education in our schools, strengthening existing arts institutions and encouraging new endeavors, planning for needed arts facilities, assisting artists in managing and marketing their work, and making annual grants to artists and non-profit arts organizations in all disciplines, ethnicities and geographic areas of the County.

In 1991, the Board of Supervisors established a Percent for Art Program for public capital improvement projects. This program, accompanied with increased involvement by the private sector, will do much to endow a physical cultural heritage for generations to come and promote neighborhood pride, giving residents a sense of place.

### Objective 7.11 Cultural Arts

To support performing and visual art facilities and programs which promote access to the arts and provide a variety of art opportunities for the diverse citizenry of the community.

#### Policies

##### 7.11.1 Funding for the Arts

Encourage the funding of arts programs and facilities through public/private partnerships and private non-profit art agencies.

##### 7.11.2 Performing Arts Center

Establish a centrally located performing arts center.

##### 7.11.3 Making the Arts Accessible

Broaden access for diverse groups of the community to the performing and visual arts including the disabled and other traditionally underserved populations. Promote public awareness of the value of the arts and culture; recognize the arts as a fundamental part of education.

##### 7.11.4 Economic Value of the Arts

Recognize the potential economic value of the arts industry and promote the County's cultural activities as an important economic resource. Promote Santa Cruz County as an arts destination, expanding inclusion of information on the arts and on arts activities in tourism marketing and promotion.

##### 7.11.5 Integrating the Arts into Development Projects

Encourage private commercial and industrial developers to include artists as members of their design teams, or art as part of their development, as appropriate.



**7.11.6 Art as Community Gateways**

Designate sites throughout the County for art enhancements or gateways.

**7.11.7 Live/Work Space for Artists**

Continue to allow live/work space for artists and others as part of the land use plan at appropriate locations as established in existing County ordinances.

**Programs**

- a. Maintain the Arts Commission (SCCAC) which is charged with the responsibility of meeting the needs for educating, encouraging and coordinating artistic endeavors in the County. (Responsibility: Board of Supervisors.)
- b. Explore new funding formulae such as a dedication of a portion of the various County tax levies, or the allocation of a percentage of the proceeds of a County capital bond or other long term financing techniques, in support of arts programs and/or facilities. (Responsibility: County Parks, Arts Commission, Board of Supervisors)
- c. Through the Arts Commission develop partnerships with the private sector and the business community to encourage support of the arts. (Responsibility: Arts Commission)
- d. Continue to support the Cultural Council of Santa Cruz County for County arts fundraising and the awarding of grants to local artists and arts organizations. (Responsibility: Board of Supervisors)
- e. Continue to endorse state and federal grants, such as the State/Local Partner program, to local non-profit arts agencies. (Responsibility: Board of Supervisors)
- f. Coordinate with government agencies and the private sector to conduct a feasibility study for the purpose of considering programs to fund construction and operation of a performing arts center. (Responsibility: Board of Supervisors, Arts Commission, Cultural Council)
- g. Establish performing arts programs in County parks and other appropriate public facilities, and comply with the Americans With Disabilities Act to enable physical access to these facilities. (Responsibility: Arts Commission, County Parks)
- h. Maintain and expand art exhibits in the County government facilities. (Responsibility: Arts Commission)
- i. Provide increased recreational opportunities for citizens to learn skills in a variety of artistic disciplines and conduct informational workshops for educators, human service providers, parents, etc. to promote the arts as a mechanism which enriches creativity, self-esteem, and the life quality of citizens of all ages and circumstances. (Responsibility: Arts Commission, County Parks)
- j. Develop regional cultural centers with classes and programming in a variety of disciplines for all ages. Potential sites to include, Quail Hollow Ranch, Cunnison Lane Park, Polo Grounds, Pinto Lake. (Responsibility: County Parks, Board of Supervisors.)
- k. Incorporate public art, funded by the 2 percent Public Art program into the architecture and landscape design of County construction projects, including improvements to the County's infrastructure, as appropriate. (Responsibility: Arts Commission, Board of Supervisors)
- l. Create an inventory of public art in Santa Cruz County and establish a maintenance program in cooperation with affected agencies for the preservation of these resources. (Responsibility: Arts Commission, County Parks)

## SCHOOLS

### Objective 7.12 School Facilities

To ensure that adequate school facilities and services are provided as an essential public service prerequisite to any increase in residential development which would include school-age or potential school-age children and to alleviate current critical school shortages.

#### Policies

##### 7.12.1 Mitigating Impacts From New Development

Prior to issuance of any building permit, require a written statement confirming payment in full of all applicable developer fees and other requirements lawfully imposed by each school district in which the project is located.

Prior to approval of any land division or other discretionary development permit application for a project which would authorize additional development, consider the impact of such action on each school district in which the project is located. Require feasible mitigation measures permitted by law to reduce any significant impacts on the school system or approve the project on the basis of a statement of overriding considerations.

Prior to approval of any General Plan and/or LCP Amendment, Rezoning, or other legislative action which would authorize additional development to occur as a matter of land use policies, consider the impact of such action on each school district within which the land is located. Either require feasible mitigation measures to reduce any significant impacts on each school district to a level of insignificance, deny the project if such mitigation measures are infeasible, or approve the project on the basis of a statement of overriding conditions. Mitigation measures may include, by way of example only, the reduction of residential densities or the controlled phasing of residential development within attendance areas of the school district having inadequate facilities or services.

##### 7.12.2 Locations of New Schools

Plan for additional new school sites in the following general areas tentatively indicated on the General Plan and Local Coastal Program Land Use and Facilities Maps:

Aptos: a future elementary school in Aptos or La Selva Beach area and a future middle school, Aptos area.

Carbonera (Scotts Valley): a new high school is tentatively proposed to be located at the Kaiser Quarry site.

Live Oak: a new middle school at 17th and Felt, conversion of Del Mar Middle School to an elementary school, and the creation of a new school site of 10 to 15 acres to meet the school needs at General Plan buildout.

Pajaro Valley: a new high school (site undetermined, but likely to be a site in the Harkins Slough or Calabasas Road area); a new Middle School on the St. Francis site; a new Elementary School on the Franich property, Lohr Landmark site and the Calabasas area.

Soquel: new Rancho Soquel Middle School on the Old San Jose Road north of Hilltop.

##### 7.12.3 School Financing

Work in cooperation with school districts to provide a method for financing school facilities necessitated by new residential developments causing conditions of overcrowding.



## Programs

- a. Develop a review procedure with the school districts to review proposed development projects with regard to school capacity and potential school sites. Utilize the School Facilities Fees justification document, prepared by the school districts, to analyze the impact of proposed development in comparison to the long range facilities plan. (Responsibility: Planning Department, School Districts, Board of Supervisors)
- b. Assist the school districts in long-range planning to assess enrollment and facility needs, and to initiate a site identification and acquisition program. Develop a mechanism to preserve and attain planned school sites. (Responsibility: Planning Department, School Districts, Board of Supervisors)
- c. Maintain and administer a method by which the payment of fees, the dedication of land, or a combination thereof is required for the approval of all new residential development to mitigate conditions of overcrowding within a school district's attendance area, and/or allocate and limit development approvals to a level commensurate with available school capacity as determined with assistance from the school district. (Responsibility: Board of Supervisors, School Districts, Planning Department)
- d. Coordinate with school districts to share appropriate demographic information to provide a common basis for long-range school and land use planning (Responsibility: Planning Department, School Districts)
- e. Consider imposition of additional condition on approval of a subdivision or residential development permit requiring the developer to waive any protest to any community facilities district proposed to be established by a school district under the Mello-Roos Act to provide adequate school facilities, or requiring the developer to participate in any school facilities funding mechanism established by the school district pursuant to Government Code Section 65596 or pursuant to other statutory authorization then in existence. (Responsibility: Board of Supervisors, School Districts, Planning Department)

## Objective 7.13 School Site Recreation

To expand the potential for community use of school facilities and grounds.

### Policy

#### 7.13.1 Community Use of School Facilities

Encourage broad community recreational and cultural use of school facilities by taking full advantage of the role and services of the community schools, the University of California at Santa Cruz, and Cabrillo College as training, recreational, and cultural centers.

### Programs

- a. Establish cooperative programs between the school districts, Cabrillo College, UCSC, recreation districts, and the Parks, Open Space, and Cultural Services Department to provide facilities and programs for community educational, recreational, and cultural activities. (Responsibility: School Districts, County Parks, Recreation Districts)
- (LCP) b. Develop a program in cooperation with school districts to maintain the accessibility of outdoor recreation areas during non-school hours and, where adequate supervision can be provided, to make indoor recreation facilities available to the public without increased financial burden to the school district. (Responsibility: School Districts, County Parks, Recreation Districts)



## CHILD CARE

### Objective 7.14 Child Care

To ensure that adequate child care facilities and services are provided as an essential public service as part of new development and to alleviate current critical child care shortages.

#### Policies

##### 7.14.1 Mitigating Impacts From New Development

Review development proposals with respect to their impact on child care; require, where appropriate, that proposed developments provide for mitigation of the impact of the proposed development on the need for child care facilities or services, as a condition of project approval.

##### 7.14.2 Child Care Facilities With Parks

Consider the development of child care facilities within existing and future County parks.

##### 7.14.3 Financing Child Care

Maintain a Child Care Fee for new and expanded development to finance child care facilities and services.

#### Programs

- a. Support child care programs and the Children's Commission of Santa Cruz County in long-range planning to assess enrollment and facility needs, and to initiate a site identification and acquisition program. Develop a mechanism to obtain and preserve planned child care sites. (Responsibility: Planning Department, Human Resources Agency, Board of Supervisors)
- b. Develop and administer a method by which the payment of fees, the development of facilities, or a combination thereof is required, as appropriate, to mitigate child care shortages. (Responsibility: Board of Supervisors, County Administrative Officer, Planning Department, County Counsel, Human Resources Agency)

## **LIBRARIES**

### **Objective 7.15 Libraries**

To support a strong countywide library system with libraries distributed throughout the County in a geographically balanced manner to ensure equal access to information without regard to residence or economic status.

#### **Policies**

##### **7.15.1 Siting Libraries**

Locate libraries within community centers, adjacent to major commercial centers, or in other areas convenient for public use.

##### **7.15.2 Support and Expansion of Libraries**

Support adequate library service in all parts of the County. Plan for facility improvements in the following areas:  
Midcounty: a new regional branch in Live Oak, and a new sub-regional facility in Capitola.

Aptos: expand the Aptos Branch to provide sub-regional service to Aptos, Soquel, La Selva Beach and south county.

Freedom/Corralitos: provide a new branch library in south county.

Scotts Valley: provide a new sub-regional branch to serve the San Lorenzo Valley and Scotts Valley.

Felton: provide a new branch at Felton, or provide a significant expansion to existing Ballard Memorial Library.

##### **7.15.3 Geographical Distribution**

Establish and maintain, within the economic capabilities of the County, a geographical distribution of libraries throughout the County based on the standards for service identified in the Plan for the Decade of the 1990s.

#### **Program**

a. Implement the Plan for the Decade of the 1990s adopted by the Library Oversight Committee, which includes construction of new branches, expansion of existing branch libraries, and continued investigation of alternative funding sources. (Responsibility: Library Commission, Planning Department, Board of Supervisors)

## FIRE PROTECTION

### Objective 7.16 Fire Protection

To provide the highest level of fire protection service feasible in the rural areas considering the difficult terrain, disperse settlement patterns, and limited road and water improvements and to provide an urban level of fire service in the urban areas.

### Policies

#### 7.16.1 Reviewing New Development for Fire Protection

Require review of all new developments, including building permits on existing parcels of record, by the County Fire Marshal or local fire agency, and require adequate access, water supply and location with respect to fire stations and Critical Fire Hazard Areas in order to ensure adequate fire protection.

#### 7.16.2 Development to be Consistent With Fire Hazards Policies

Allow development approvals only if adequate water supply, access, and response time for fire protection can be made available in accordance with the Fire Hazards policies found in section 6.5.

#### 7.16.3 Future Fire Station Sites

Ensure ease of access in and out of all fire stations. Plan for and continue development of future fire station sites in the following general areas:

Aptos: Redwood Drive off Cathedral at Monte Toyon

Aptos Hills: Day Valley Area, Larkin Valley

Bonny Doon: Empire Grade corridor

Carbonera: Graham Hill Showgrounds

Eureka Canyon: Upper Eureka Canyon/Highland Way by Nisene Marks State Park in the vicinity of Ormsby Road

La Selva: Seascape Uplands

San Lorenzo Valley: Boulder Creek Country Club area, Big Basin and Jamison, and the Redwood Grove area

Skyline: Riva Ridge (W Highway 17 & Summit) and Bear Creek at Skyline

Summit: Loma Prieta station needs rebuilding/relocation

#### 7.16.4 Annexation to Scotts Valley Fire Protection District

Future Development outside of the Scotts Valley Fire Protection District boundaries, but inside of its sphere of influence, should be required, as a condition of project approval, to annex into the district.



## Programs

- a. Support measures to improve the training and capability of fire protection agencies. (Responsibility: Fire Agencies, Fire Marshal, Board of Supervisors)
- b. Identify and review on a yearly basis, problem fire protection areas, both urban and rural, caused by limitations of water, roads, equipment, hazardous vegetation, etc., and establish necessary improvement programs, density regulations, and site development standards. (Responsibility: Planning Department, Fire Agencies, County Fire Marshal, Board of Supervisors)
- c. Review the objectives established in the 1990 Santa Cruz County Fire Department Master Plan for consistency with the General Plan and LCP Land Use Plan and develop an integrated planning program for fire protection. (Responsibility: County Fire Marshal, Board of Supervisors, Planning Department)
- d. Support the 911 emergency alarm system through programs to eliminate duplicate street names and to correct inconsistent house numbers for existing and new development. (Responsibility: Planning Department, Fire Agencies, Fire Marshal, Board of Supervisors)
- e. Review and update, in coordination with the fire protection agencies, water pressure/volume standards for adequate fire protection for various urban and rural levels of development. (Responsibility: Planning Department, Fire Agencies, Fire Marshal)
- f. Investigate funding sources to develop and implement a financing strategy which the fire districts can use to construct needed fire facilities and increase personnel levels to accommodate General Plan and LCP Land Use Plan buildout population. (Responsibility: Fire Districts, Fire Marshal)

## POLICE PROTECTION

### Objective 7.17 Police Protection

To provide the highest level of police protection services to County residents and property in the unincorporated areas of Santa Cruz County.

#### Policies

##### 7.17.1 Financing of New Facilities

Develop and implement a financing strategy which the County can use to construct needed police facilities.

##### 7.17.2 Maintaining Adequate Levels of Service

Provide adequate levels of police service to protect County residents and businesses.

##### 7.17.3 Cost Effectiveness

Support all efforts directed at providing the best level of police protection services at the least cost.

#### Programs

- a. Identify future sites for the construction of a more centralized Sheriff-Coroner's Office to accommodate the Administration Bureau, Patrol and Investigations Division, and the Coroner's Office, in conjunction with a County Communications Center and/or vehicle/equipment service center. (Responsibility: Sheriff-Coroner, Office of Emergency Services, County Administrative Office, Planning Department)
- b. Review existing levels of service for patrol deputies as it relates to population increases and changes in areas to be served. (Responsibility: Sheriff-Coroner, County Administrative Office, Planning Department)
- c. Investigate funding sources to develop and implement a financing strategy which the County can use to construct needed police facilities and finance operations towards a goal of providing one officer per 1,000 residents. (Responsibility: Board of Supervisors, County Sheriff, County Administrative Office)

## **WATER SUPPLY**

### **Objective 7.18a Domestic Water Service**

(LCP) To ensure a dependable supply of high quality domestic water to meet the needs of communities that obtain water service from municipal water systems, County water districts and small water systems.

### **Objective 7.18b Water Supply Limitations**

(LCP) To ensure that the level of development permitted is supportable within the limits of the County's available water supplies and within the constraints of community-wide goals for environmental quality.

### **Objective 7.18c Water Conservation**

(LCP) To maximize the County's water conservation potential through a coordinated program with water purveyors and water management agencies involving public education, financial incentives to conserve, voluntary and mandatory conservation measures, retrofit programs, run-off management and water waste regulations and enforcement.

## **Policies**

### **7.18.1 Linking Growth to Water Supplies**

(LCP) Coordinate with all water purveyors and water management agencies to ensure that land use and growth management decisions are linked directly to the availability of adequate, sustainable public and private water supplies.

### **7.18.2 Written Commitments Confirming Water Service Required for Permits**

(LCP) Concurrent with project application, require a written commitment from the water purveyor that verifies the capability of the system to serve the proposed development. Projects shall not be approved in areas that do not have a proven, adequate water supply. A written commitment is a letter from the purveyor guaranteeing that the required level of service for the project will be available prior to the issuance of building permits, or in the case of a subdivision, prior to filing the Final Map or Parcel Map. The County decision making body shall not approve any development project unless it determines that such project has adequate water supply available.

### **7.18.3 Impacts of New Development on Water Purveyors**

(LCP) Review all new development proposals to assess impacts on municipal water systems, County water districts, or small water systems. Require that either adequate service is available or that the proposed development provide for mitigation of its impacts as a condition of project approval.



**7.18.4 Improvement of Water Systems**

- (LCP) Support water system improvement programs for storage, treatment and distribution facilities to meet necessary water supply and fire suppression requirements.

**7.18.5 Groundwater Management**

- (LCP) Promote water management in the Pajaro Valley and Santa Margarita groundwater basins and the Soquel-Aptos area to protect the long-term security of water supplies and to safeguard groundwater quality and maintain stream baseflows.

**7.18.6 Water Conservation Requirements**

- (LCP) Utilize the best available methods for water conservation in new developments. Work with all water purveyors to implement demand management programs and water conservation measures. In areas where shortage or groundwater overdraft has been substantiated by the water purveyor, require water conservation measures for new and existing uses. Require the use of water-saving devices such as ultra low-flow fixtures and native drought-resistant planting in new development projects to promote ongoing water conservation.

**7.18.7 Water Reuse**

- (LCP) Encourage the reuse and recycling of water where feasible and where reuse will not have a negative impact on public health or the environment, including the use of greywater systems, and recycling of irrigation water for irrigation purposes as acceptable to Environmental Health Services, State Department of Health Services and Regional Water Quality Control Board.

**Programs**

- (LCP) a. In accordance with state law, develop and implement a Landscape Water Conservation or similar ordinance to maximize the efficiency of outdoor water use in specified development. (Responsibility: Planning Department, Planning Commission, Water Advisory Commission, Board of Supervisors)
- b. Establish and maintain an active program of public education and other measures for water conservation. (Responsibility: Water Advisory Commission, Water Purveyors, Planning Department, PVWMA)
- (LCP) c. Continue to monitor the adequacy of available water supplies to support projected development and review and amend the County General Plan and LCP Land Use Plan periodically to ensure available water supply to serve projected levels of development without adverse impacts to groundwater resources or streams. (Responsibility: Planning Department, Planning Commission, PVWMA, Board of Supervisors, Water Purveyors)
- d. Participate in the development of surface and groundwater management programs to ensure the availability of an adequate quantity and quality of domestic water supplies for urban and suburban areas. (Responsibility: Planning Department, , Water Purveyors, PVWMA, Public Works)
- e. Administer standards for water supply distribution and storage and for urban levels of fire protection in accordance with the County Design Criteria. (Responsibility: Water Purveyors, Fire Agencies, Public Works, Planning Department)

f. Administer standards for safe and adequate water supplies for public and individual water systems under County jurisdiction, and coordinate water system and land use approvals. (Responsibility: Environmental Health, Planning Department)

g. Consider amending the County's well ordinance to require extraction reporting for all medium and large water wells. (Responsibility: Environmental Health, PVWMA, Flood Control and Water Conservation District, Board of Supervisors)

(LCP) h. Administer state and local standards for greywater systems for domestic use. (Responsibility: Environmental Health)

(LCP) i. Evaluate the impacts of allowing additional wells in aquifers where overdraft is occurring. Develop criteria to regulate new well development, if necessary. (Responsibility: Environmental Health, Board of Supervisors, Water Management Agencies, Water Purveyors, PVWMA, Flood Control and Water Conservation District)

(LCP) j. Review and evaluate proposals by water agencies to develop supplemental sources of water supply (such as wastewater reclamation, water conservation, north coast groundwater, or surface water development) to reverse overdraft, seawater intrusion and other basin problems wherever they are occurring. The development and use of these sources must be consistent with General Plan and LCP Land Use Plan resource protection and development policies. (Responsibility: Water Purveyors, Board of Supervisors, Flood Control, PVWMA)

(LCP) k. Continue to monitor seawater intrusion in the Pajaro Valley, Soquel area and along the North Coast. (Responsibility: PVWMA, Water Purveyors, Flood Control)

(LCP) l. Work cooperatively with the Pajaro Valley Water Management Agency and affected jurisdictions to implement the Basin Management Plan to alleviate overdraft conditions in the Pajaro Valley. (Responsibility: Water Purveyors, Flood Control Zone 4, PVWMA, Board of Supervisors)

m. Work cooperatively with the appropriate water purveyors and agencies to fully implement a groundwater Basing Management Plan for the Santa Margarita aquifer system in the San Lorenzo Valley and the Scotts Valley area, or seek other appropriate ways to achieve responsible groundwater management. (Responsibility: Water Purveyors, Planning Department, Flood Control, Water Advisory Commission, Board of Supervisors)

(LCP) n. Cooperate with state and federal agencies in addressing groundwater basin overdraft problems and seek any available state or federal assistance to support local groundwater management programs. (Responsibility: Water Purveyors, Flood Control, PVWMA, Board of Supervisors)

o. Coordinate monitoring efforts with water purveyors to provide comprehensive information on the quantity and quality of surface and groundwater resources. (Responsibility: Water Purveyors, Flood Control, PVWMA)

(LCP) p. Provide public education regarding the need for groundwater resource management. (Responsibility: Water Purveyors, PVWMA)



- (LCP) q. Seek supplemental funding for the Santa Cruz County Flood Control and Water Conservation District to update the County Water Master Plan, or undertake a similar comprehensive water planning process to address the following issues:
- (1) A specific implementation plan designating agencies responsible for key actions and a timeline for implementation.
  - (2) Reduction of withdrawals from overdrafted aquifers by reduced pumping, water conservation and other appropriate means to eliminate the long-term overdraft of groundwater aquifers.
  - (3) Actions to protect against seawater intrusion and other water quality problems, including investigating the feasibility of relocating wells near to the coast to sites farther inland.
  - (4) Aquifer recharge possibilities such as recharge area protection, spreading basins in recharge areas, and/or injection wells. Inventory potential sources of contamination.
  - (5) An updated assessment of proposed project yields based on adequate protection of instream flows and other environmental factors.
  - (6) A timetable showing when new water supply developments could be on-line, what level of development could be supported by the projected yield of the project, and the projected life of the project compared to its cost.
  - (7) Methods of financing new water source development to include assessment of all beneficiaries.
  - (8) Reservation of a portion of existing and new water supply capacity in order to assure the potential for development of priority uses in the Coastal Zone.
  - (9) Potential for water conservation and means of effectively implementing a water conservation and demand management program.
  - (10) Development of countywide interties and options for conjunctive management of surface and groundwater supplies.
  - (11) Effects of a planned reduction of the buildout level of development where water availability is limited. (Responsibility: Planning Department, Water Purveyors, Flood Control Zone 4, PVWMA)
- r. Assist the water purveyors to develop additional water supplies with sufficient capacity to serve General Plan and LCP Land Use Plan buildout population without creating overdraft of groundwater basins. (Responsibility: Water Purveyors, Public Works, Planning Department)
- s. Assist in the development of additional water supplies, additional recharge, or offsetting amounts of water conservation for the Pajaro Valley basin with sufficient capacity to serve the anticipated population increase at General Plan and LCP Land Use Plan buildout. (Responsibility: Water Purveyors, Public Works, Planning Department)



## WASTEWATER

### Objective 7.19 Sanitation Facilities Within the Urban Services Line

(LCP) To provide necessary and adequate sanitation services to areas of urban development within the Urban Services Line based on a trunk-line sewage collection, treatment and disposal system.

#### Policies

##### 7.19.1 Sewer Service to New Development

(LCP) Concurrent with project application, require a written commitment from the service district. A written commitment is a letter, with appropriate conditions, from the service district guaranteeing that the required level of service for the project will be available prior to issuance of building permits, or in the case of a subdivision, prior to filing the Final Map or Parcel Map. The County decision making body shall not approve any development project unless it determines that such project has adequate sewage treatment plant capacity.

##### 7.19.2 Development Linkage to Downstream Sewer System Improvements

Require new development to pay its full fair share of downstream sewer system improvements needed. In areas where cumulative sewer capacity is a problem, as indicated by the Department of Public Works, require all development to make required downstream improvements or be appropriately limited until downstream improvements are made.

##### 7.19.3 Sizing Sewer Facilities

Require developers, including public agencies, to locate and size new collection systems to best serve all areas inside the Urban Services Line.

##### 7.19.4 Sewer System Connections in Carbonera

Prohibit any additional connections to the existing package sewage treatment plant and collector system within County Service Area No. 10 (Rolling Woods) until a trunk line connection is made to the Scotts Valley sanitation system.

##### 7.19.5 Sydney Avenue Sewer Bypass

Expand the capacity of the Sydney Avenue sewer bypass to serve existing development and to accommodate increased wastewater flows, consistent with General Plan and LCP Land Use designations.

#### Programs

a. Implement a phased program to upgrade sewer lines and treatment facilities within the Urban Services Line to serve existing and planned populations. (Responsibility: Santa Cruz County Sanitation District, Freedom Sanitation District, City of Santa Cruz and Watsonville Public Works Departments, County Public Works, Local Agency Formation Commission)

b. Consider all lands within the sphere of influence when sizing downstream sewer lines for the Freedom County Sanitation District. (Responsibility: Freedom County Sanitation District Board of Directors)

- c. Prepare and implement a detailed-sewer improvement plan for the timely provision of public sewer services to the Buena Vista Road area, west of the Watsonville Airport. (Responsibility: Freedom County Sanitation District, Board of Supervisors)
- d. Continue to monitor urban sanitation facilities and make needed corrections to minimize odor problems. (Responsibility: Sanitation Districts, Public Works, Board of Supervisors)

## **Objective 7.20 Sanitation Facilities Within the Rural Services Line**

- (LCP) To provide for adequate sewage collection, treatment, and disposal on a community basis for areas within the Rural Services Line.

### **Policies**

#### **7.20.1 Community Sewage Disposal Systems, Within the Rural Services Line**

- (LCP) Allow new development to occur at designated urban densities within the Rural Services Line (RSL) where served by a community sewage disposal system and where operated by a public agency or an operator under contract to a public agency. Community sewage disposal systems should be built in such a way as to allow potential tertiary treatment and reclamation for irrigation, and shall be sized to serve only the buildout densities for lands within the Rural Services Line.

#### **7.20.2 Rural Services Line Areas Without Community Sewage Disposal Systems**

- (LCP) Require new development within the Rural Services Line to meet individual sewage disposal system standards set forth in the Sewage Disposal ordinance unless served by a community sewage disposal system as described in 7.20.1. Densities shall be calculated using suburban land use designation standards until a community sewage disposal system is provided.

### **Programs**

- a. Evaluate the feasibility of newly evolving technology to provide small community sewage disposal systems in a manner more environmentally and economically acceptable and more easily maintained than available systems. (Responsibility: Public Works, Planning Department, Environmental Health)
- b. Utilize County Service Area 12 and other financing mechanisms as appropriate to determine the feasibility of community sewage disposal systems in designated Rural Services Line areas of the San Lorenzo Valley to serve existing and projected levels of development so as to prevent environmental degradation. (Responsibility: Public Works, Board of Supervisors, Environmental Health)
- c. Continue to monitor community sewage disposal systems outside the Urban Services Line and make needed corrections to minimize odor problems. (Responsibility: Public Works, Environmental Health, Board of Supervisors)

#### **North Coast:**

- (LCP) d. Maintain the Davenport sanitation facilities to meet state and federal discharge requirements. (Responsibility: Public Works, Board of Supervisors)



## Objective 7.21 Sanitation Facilities in Rural Areas

- (LCP) To ensure adequate maintenance and operation of rural sanitation facilities based on individual sewage disposal systems to prevent environmental degradation from development not served by public sewage disposal systems.

### Policies

#### 7.21.1 Rural Development on Individual Sewage Disposal Systems

Plan for intensities of use and density of development to be limited to those levels supportable by individual sewage disposal systems where public sanitary sewer systems are not available.

#### 7.21.2 Minimum Parcel Sizes and Maximum Densities With Individual Sewage Disposal Systems

- (LCP) Where individual sewage disposal systems are used, require a minimum parcel size to be based on the Rural Density Matrix for the land use designation, but in no case smaller than one net acre for parcels created from new land divisions. Allow a maximum density based on the Rural Density Matrix and not to exceed one dwelling unit per net acre for such parcels.

#### 7.21.3 Maximum Slopes for Individual Sewage Disposal Systems

Prohibit the placement of individual sewage disposal systems on sites with slopes greater than 30 percent (except system repairs on slopes up to 50%) to prevent downhill surfacing of effluent from sewage disposal drainage fields.

#### 7.21.4 Alternative Sewage Disposal Systems

- (LCP) Allow alternative individual sewage disposal systems, which provide an environmentally acceptable level of treatment, as an alternative to conventional individual sewage disposal systems in rural areas. Such alternative systems must be approved by the Regional Water Quality Control Board and the County Environmental Health Services.

#### 7.21.5 Community Sewage Disposal Systems Outside the Urban Service Line and Rural Services Line

- (LCP) Prohibit the use of community sewage disposal systems (including package sewer plants) outside the Urban Services Line and Rural Services Line except as follows:
- (a) Allow the continued operation of existing systems; and
  - (b) Allow new systems in developed areas to correct existing disposal problems where individual sewage disposal systems are not suitable; and
  - (c) Allow new systems to serve 100% affordable housing projects and public facility/institutional uses such as schools.

Allow systems under conditions (a), (b) and (c) only where approved by the Regional Water Quality Control Board, LAFCO, Public Works, Environmental Health Services; and where operated by a public agency or private contractor to a public agency.

#### 7.21.6 Sanitary Service Connections Outside Urban Services Line and Rural Services Line

- (LCP) Allow sewer service connections from community sewage disposal systems to areas outside the Urban Services Line or Rural Services Line and size line extensions only to serve the following:
- (a) existing public facilities/institutional uses such as schools, or
  - (b) existing development which conforms to the General Plan land use designation, and which have failing septic systems not able to be repaired, or
  - (c) one existing dwelling unit per existing parcel of record which has a failing septic system not able to be repaired.

In no case shall such connections allow for additional density.



## **Programs**

- a. Maintain the Sewage Disposal ordinance and operate County Service Area 12 to oversee and promote septic system inspection, maintenance and improvement to prevent environmental degradation. Give first priority to those areas of failing septic systems or high concentration of older development in stream valleys or where lots sizes are predominantly small. (Responsibility: Environmental Health , Board of Supervisors) (See section 5.5, Watershed Protection, program c.)
- b. Consider the use of small-scale community facilities and/or on-site wastewater disposal zone improvement districts as methods to deal with the soil and water table conditions which severely hamper the functioning of septic systems in the Amesti Road area. (Responsibility: Environmental Health, Board of Supervisors)
- c. Continue to monitor community sewage disposal systems outside the Urban Services Line and make needed corrections to minimize odor problems.

## **Objective 7.22 Wastewater Reclamation and Energy Conservation**

(LCP) To maximize the energy efficiency and potential for energy conversion and resource recovery of sewage treatment in Santa Cruz County.

### **Policies**

#### **7.22.1 Wastewater Reclamation and Reuse Projects**

Promote the reclamation and reuse of energy, water and nutrients in wastewater management, and give funding priority to reclamation and reuse projects in capital expenditures for wastewater management.

#### **7.22.2 Wastewater Reclamation for Agricultural Use**

Support the concept of building and upgrading sewage treatment facilities capable of producing reusable water, and the transporting of wastewater south for reclamation and agricultural use within the Pajaro Valley, when financially feasible, in order to reserve the limited groundwater primarily for domestic purposes.

#### **7.22.3 Use of Low Energy Gravity Transfer Systems**

(LCP) Where feasible, encourage sewage disposal systems in new development to utilize natural gravity flows to the maximum extent, reducing the energy costs associated with pumping.

#### **7.22.4 Industrial Wastewater**

Encourage private business and industry to initiate reuse of industrial waste water; require separation of heavy metals and/or toxic pollutants from wastewater before discharge into sewage lines in order to facilitate sewage conversion for energy, nutrients, and water reclamation.

### **Programs**

a. Develop criteria to facilitate selection of the most energy-efficient and cost-effective sewage treatment systems, including consideration of potential cost-offsets for water supply, soil improvement, and environmental pollution. (Responsibility: Energy Commission, Public Works, Board of Supervisors)

b. Develop and implement resource recovery and energy conversion programs where environmentally safe, energy-efficient and cost-effective for existing sewage treatment facilities, or for remodeling and/or expansion of existing treatment facilities, including consideration of such processes as:

- (1) Biological (e.g., aquacells) or hybrid treatment;
- (2) Methane gas recovery for on-site use and/or external markets;
- (3) Nutrient recovery for fertilizer;
- (4) Water reclamation for groundwater recharge, irrigation, or industrial processes;
- (5) Sludge reclamation by vermiculture.

(Responsibility: Energy Commission, State Department of Health Services, Regional Water Quality Control Board, Public Works)

## DRAINAGE

### Objective 7.23 Flood Control and Drainage

To provide necessary flood control facilities to prevent flooding and consequent damage to property and improvements.

#### Policies

##### 7.23.1 New Development

Require new discretionary development projects to provide both on and off-site improvements to alleviate drainage problems before considering on-site detention of storm water. Require runoff levels to be maintained at predevelopment rates for a minimum design storm as determined by Public Works Design Criteria to reduce downstream flood hazards and analyze potential flood overflow problems, where applicable. Require on-site retention and percolation of increased runoff from new development in Water Supply Watersheds and Primary Groundwater Recharge Areas, and in other areas as feasible.

##### 7.23.2 Minimizing Impervious Surfaces

Require new development to limit coverage of lots by parking areas and other impervious surfaces, in order to minimize the amount of post-development surface runoff.

##### 7.23.3 On-Site Stormwater Detention

Where it is not possible to alleviate drainage problems through on and off-site improvements required by 7.23.1, require on-site storm water detention sufficient to maintain, at a minimum, post-development peak flows at pre-development levels for the selected design rainstorm for all development projects greater than one acre in area, and to alleviate current drainage problems, if feasible. When on-site detention is used, the development projects shall be conditioned to ensure ongoing operation and maintenance of the detention basins.

##### 7.23.4 Downstream Impact Assessments

For any proposed development projects within the County Urban Services Line, require the applicant to conduct a downstream impact assessment and submit an engineered drainage plan. The assessment should require the design of any improvements needed to upgrade the storm drain system such that local flooding due to insufficient capacities would be eliminated for the appropriate design rainstorm.

##### 7.23.5 Control Surface Runoff

(LCP) Require new development to minimize the discharge of pollutants into surface water drainage by providing the following improvements or similar methods which provide equal or greater runoff control:

- (a) Construct curbs and gutters on arterials, collectors and locals consistent with adopted urban street designs; and
- (b) Construct oil, grease and silt traps for parking lots, land divisions or commercial and industrial development. Condition development project approvals to provide ongoing maintenance of oil, grease and silt traps.



## Programs

- a. Provide administrative and engineering drainage services to supervise, maintain, upgrade and replace drainage and flood control facilities. Implement capital improvement projects to improve stormwater drainage and alleviate flooding conditions in accordance with the 5-Year Capital Improvement Program. (Responsibility: Public Works, Flood Control and Water Conservation District)
- b. Develop and implement a comprehensive countywide Storm Drainage Plan. The plan should include specific priorities for solving existing drainage problems, detailed information on each drainage basin, and provisions for projected development, and should address the natural saltwater balance of coastal lagoons and marshes. (Responsibility: Public Works, Planning Department, Santa Cruz County Water Conservation and Flood Control Districts)
- c. In conjunction with the U.S. Army Corps of Engineers and other responsible federal, state and local agencies, continue to examine flooding problems and potential projects to help reduce the frequency and extent of flood damages along the Pajaro River, Corralitos and Soquel Creeks. (Responsibility: Public Works, Flood Control Zone 7, City of Watsonville, Monterey County, Planning Department, Board of Supervisors)
- d. Develop standards for amounts of impervious pavements to be allowed in projects. Investigate the feasibility of using pervious pavements to enhance drainage and percolation of storm water. (Responsibility: Public Works, Planning Department)
- e. Research and test detention and percolation ponds and silt and grease traps to determine their effectiveness and maintenance requirements. (Responsibility: Planning Department, Public Works)
- f. Follow the guidelines in the Pajaro River Corridor and Lagoon Management Plans to reduce the risk of flooding to Watsonville and surrounding areas and improve environmental quality of the riparian corridor. (Responsibility: Pajaro River Task Force, Public Works, Flood Control Zone 7, Army Corps of Engineers, City of Watsonville, Board of Supervisors, Monterey County)
- g. Review site specific recommendations in the Urban Watersheds Study in connection with the design of drainage improvements and the review of development projects within the Urban Services Line. Incorporate suggested restoration and enhancement measures where practical. (Responsibility: Planning Department, Public Works, Redevelopment Agency)

## INTEGRATED SOLID WASTE MANAGEMENT

This section is a summary of the County's Source Reduction and Recycling Element required by state law. Additional background information and more detailed policies, programs and technical data are included as well as related County solid waste management documents.

### **Objective 7.24a Integrated Waste Management System**

To conserve natural resources and energy and extend the lifespan of local landfills by instituting an integrated waste management system that consists of source reduction, recycling, composting, selective transformation and landfill disposal and that promotes waste reduction and maximizes the recovery of materials from the wastestream.

### **Objective 7.24b Financing Waste Management**

To maintain the economic viability of integrated waste management systems within the County through user-based and benefit-related funding and through capture of the highest economic value of recovered materials, and to support the local economy through local manufacturing use of secondary materials recovered from the County wastestream.

### **Objective 7.24c Materials Recovery and Source Reduction**

To meet, and exceed where feasible, the 25 percent (by 1995) and the 50 percent (by 2000) landfill diversion mandates established by the State Integrated Waste Management Act of 1989 through source reduction, recycling and composting.

## **Policies**

### **7.24.1 Materials Recovery**

Establish, in conformance with state law, materials recovery through recycling, reuse and composting, as the primary and fundamental strategy of solid waste management by the County, with landfill disposal as a secondary and essential component. Designate materials recovery and reuse projects as a funding priority in allocating capital expenditures for solid waste management.

### **7.24.2 Materials Acquisition and Handling Practices**

Require all County departments to develop materials acquisition and handling practices which reduce the amount of waste generated in daily operations. Encourage, through education and technical assistance, all private and public developments to establish similar materials handling practices.

### **7.24.3 Support of Business**

Recognize and support businesses which deal in reusable discards as important to the local economy and to County landfill diversion goals.

### **7.24.4 Product Packaging Reform**

Use education programs, and consider mandatory phase-outs or bans, to eliminate products with non-recyclable, non-biodegradable or excessive packaging.



## Programs

- a. Develop and implement specific source reduction programs, as described in the County of Santa Cruz Source Reduction and Recycling Element, to address purchasing practices, public awareness, source reduction audits, packaging reduction, materials exchange, surplus food redistribution, economic incentives, reusables and on-site composting. (Responsibility: Board of Supervisors, Planning Department, General Services, County Administrative Office, Public Works)
- b. Maintain an on-going integrated waste management planning process to include long-range planning, program development and administrative oversight, program, technology and legislative monitoring and public participation. (Responsibility: Planning Department)
- c. Review and monitor zoning and other land use regulations to ensure compatibility with integrated waste management programs and facilities. (Responsibility: Planning Department)
- d. Support state and federal legislation to provide for energy-efficient and cost-effective reclamation and/or reuse of solid waste materials. (Responsibility: Board of Supervisors)

## RECYCLING

### Policies

#### **7.24.5 Recycling Opportunities for County Residents**

Provide the opportunity for recycling to all residents of the unincorporated County in a convenient manner to maximize participation.

#### **7.24.6 Recycling Opportunities and Assistance for Businesses**

Provide recycling opportunities for all businesses and other non-residential uses of land in the unincorporated County through the establishment of collection systems and technical assistance to address on-site needs and conditions.

#### **7.24.7 Providing a Variety of Recycling Collection Services**

Provide a variety of recycling collection services, including curbside dropoff, buyback and source-separated collection through publicly provided service and through support of non-profit and private independent collection businesses.

#### **7.24.8 Meeting State and Local Landfill Diversion Goals**

Consider mandatory recycling or material-specific landfill disposal prohibitions if state and local landfill diversion goals are not met through the use of voluntary programs.

#### **7.24.9 Storage Requirement for Recyclable Materials**

Require all projects, except single family dwellings, to provide sufficient and accessible space for the storage and collection of recyclable materials separate from, and in addition to, space for refuse storage and collection. Encourage owners of existing buildings to provide such space, where feasible.

#### **7.24.10 Small Scale Recycling Collection Facilities**

Recognize small scale recycling collection facilities as a compatible accessory use in all land use designations, subject to appropriate zoning standards.



## **Program**

- a. Develop and implement the specific recycling programs identified in the County of Santa Cruz Source Reduction and Recycling Element, including residential, commercial, industrial, institutional collection and general public dropoff at County solid waste facilities. (Responsibility: Planning Department, County Administrative Office, Public Works)

## **COMPOSTING**

### **Policies**

#### **7.24.11 On-Site Yard Waste Composting**

Allow properly managed on-site yard waste composting for materials generated on-site in all land use designations. Provide support for on-site composting through education and technical assistance.

#### **7.24.12 Yard Waste Collection**

Provide separate collection of yard waste, for off-site composting, from residential and non-residential generators and phase in collection of food waste and other compostable material when feasible. Require new development to provide sufficient space for separate storage of yard waste for composting.

#### **7.24.13 Compost Mulches for Landscaping**

Require all County facilities and new development to use compost/mulch for landscaping for landfill diversion and water conservation purposes.

#### **7.24.14 Composting As An Agricultural-Related Activity**

Recognize composting as an agriculture-related activity and allow public or private commercial compost operations on land designated Agriculture or Commercial Agriculture with an approved development permit.

### **Programs**

- a. Establish a large scale composting operation to process yard waste initially and subsequently to process food waste and other organic materials when economically feasible. (Responsibility: County Administrative Office, Planning Department, Public Works)
- b. Develop incentives and a technical assistance program to encourage existing development to use County-produced compost/mulch for landscaping to promote landfill diversion and water conservation purposes. Make these incentives and assistance available to new development to encourage its use of County-produced compost and mulch. (Responsibility: County Administrative Office, Planning Department, Public Works)

## PROCESSING FACILITIES FOR RECYCLING AND COMPOSTING

### Policies

#### 7.24.15 Siting of Public Processing Facilities

Provide publicly owned facilities of sufficient size, location and design to meet the processing requirements for all County-sponsored recycling and composting programs and for local city-sponsored programs choosing to participate. Ensure sufficient capacity and make said facilities available to process materials from local non-profit and private recycling and composting businesses

#### 7.24.16 Planning and Operating Processing Facilities

Establish multi-jurisdictional and public-private cooperation as a primary principle in planning and operating recycling and composting processing facilities.

#### 7.24.17 Designating Processing Facilities

Identify publicly owned recycling/composting facilities with a Public Facility land use designation and ensure compatible land uses on adjacent property.

## MARKET DEVELOPMENT

### Policies

#### 7.24.18 Requiring the Use of Recycled Materials

Require County use of products made from recycled materials such as oil, paper products, glass, metal and plastic products, where feasible and cost-effective.

#### 7.24.19 Manufacturing Products Made From Recovered Materials

Provide technical assistance and expedited processing for development which will result in the manufacture of products made from secondary materials recovered from County-sponsored recycling or composting collection programs. Consider permit and other fee waivers where appropriate.

### Programs

a. Establish guidelines for applying economic incentives in the form of permit and other fee waivers for development programs which will result in the manufacture of products made from secondary materials recovered from County-sponsored recycling or composting collection programs. (Responsibility: Planning Department, County Administrative Office)

b. Establish economic development programs with public and private sector input to identify, create, support and promote local/regional end use market opportunities for materials collected through local recycling programs. (Responsibility: Planning Department, County Administrative Office)

## **EDUCATION AND PUBLIC INFORMATION**

### **Policy**

#### **7.24.20 Materials Recovery and Processing Programs**

Materials recovery and processing programs shall include a public education and information component to ensure public awareness and understanding of program participation requirements, program objectives and accomplishments and program costs and benefits.

### **Programs**

- a. Develop and implement an ongoing program of public education and information to address specific materials recovery programs, topical issues, and broader issues of costs/benefits and resource conservation, affecting materials recovery and integrated waste management goals and objectives. (Responsibility: Planning Department)
- b. Develop and implement, coordinated with other local jurisdictions, programs for educational outreach to local schools. Work with the County Office of Education to establish locally relevant curricula addressing materials recovery, resource an energy conservation and integrated waste management. (Responsibility: Planning Department)



## REFUSE COLLECTION AND DISPOSAL

### Objective 7.25a Refuse Collection

To protect public health and safety through the provision of efficient and economically reasonable collection services for as many sources of waste generation as practical.

### Objective 7.25b Refuse Disposal

To provide sanitary landfills within Santa Cruz County for the disposal of solid wastes in a manner and location which protects the public health, safety and welfare of the local citizenry and which protects the natural environments and resources of the county.

### Policies

#### 7.25.1 Requiring Space For Refuse Collection

Require all new projects, except single family dwellings, to provide sufficient and accessible space for the storage and collection of refuse separate from, and in addition to, space for recyclable materials collection.

#### 7.25.2 Recyclable vs. Refuse Contracts

Ensure that solid waste collection contracts maintain a distinction between recyclable materials and refuse.

#### 7.25.3 Economic Incentives For Recycling

Establish a solid waste collection rate structure which provides economic incentives for recycling more and disposing less.

#### 7.25.4 Buena Vista Landfill

Continue the use of the Buena Vista Landfill for landfill disposal and the Ben Lomond Transfer Station for solid waste transfer to Buena Vista. Utilize disposal methods and diversion practices at the Buena Vista Landfill to extend the landfill lifespan as long as possible.

#### 7.25.5 Land Use Compatibility With Waste Disposal

Ensure compatibility of land uses adjacent to County solid waste disposal and transfer facilities through zoning and the land use permit process.

#### 7.25.6 Landfills and Environmental Protection

Ensure protection of the local environment, including air, groundwater and surface water resources through proper landfill design, construction, operation and on-going environmental monitoring.

#### 7.25.7 Hazardous Wastes and Environmental Damaging Compounds in Landfills

Prohibit the disposal of radioactive waste, hazardous waste and ozone depleting compounds in County landfills.

**7.25.8 Recyclable Materials in Landfills**

Consider adoption of landfill disposal bans for specific recyclable or compostable materials where necessary to achieve County materials recovery and landfill diversion goals.

**7.25.9 Access to Landfills and Materials Recovery Facilities**

Continue to provide access to individual self-haul vehicles either at the Ben Lomond Transfer Station, the Buena Vista Landfill or at future Materials Recovery Facilities for refuse disposal, household hazardous waste dropoff and recycling and other materials recovery.

**7.25.10 Incineration of Materials**

Allow very limited incineration of selected materials, such as wood chips or tires, only where air quality standards are met as a supplement to materials recovery options, or where such options are not economically or technically feasible and not precluded in the future.

**7.25.11 Methane Gas**

Develop and implement a program for the recovery of landfill methane gas for conversion to electricity or direct use as a fuel.

**7.25.12 Reuse of Closed Landfill Sites**

Provide for rehabilitation and reuse of closed landfill sites consistent with environmental protection requirements; consider recreational or agricultural uses for closed sites, based on surrounding land uses. Rehabilitation shall include mitigation of resource degradation.

**7.25.13 Refuse Collection Standards**

Maintain consistent standards of collection and ensure availability of collection service throughout the unincorporated County.

## ENERGY FACILITIES

### Objective 7.26 Electrical Distribution System

(LCP) To improve the reliability and aesthetic quality of the electrical energy distribution system in order to promote public health and safety, environmental protection, and resource conservation in the operation of existing or new energy production or distribution systems.

(Also see section 5.10 - Visual Resources.)

### Policies

#### 7.26.1 Undergrounding Lines

(LCP) Require all new power line distribution systems and all services to new development to be placed underground.

#### 7.26.2 Protecting Scenic Quality

(LCP) Discourage new high-voltage overhead transmission line corridors that impinge upon the scenic quality of the County and may pose a health hazard. Consider placing existing transmission lines underground.

#### 7.26.3 Recreational Use of Utility Rights-of-Way

Encourage the use of utility rights-of-way for bikeways and hiking paths where appropriately located and where shown to be not hazardous to users.

#### 7.26.4 Submittal Requirements for Energy Facilities

(LCP) Require that the following information be submitted as a part of any request for amendment of the General Plan and LCP Land Use Plan to permit energy facilities:

- The location of oil and gas wells on the plot plan.
- Include the maximum consolidation of facilities including consolidation with other operators.
- Plans detailing grading required for pad and road construction.
- Contingency plan for oil and toxic substances spillage indicating the location and type of cleanup equipment available, the response time required for deployment of the equipment, and the designation of management responsibility. The information must demonstrate that the cleanup, disposition of wastes, and reporting procedures are fully adequate to provide effective containment of any spillage without significant damage to coastal resources for the maximum spillage predicted, based on weather conditions equal to 50 percent of the "worst case" weather conditions predicted.

#### 7.26.5 Criteria For LCP Amendments For Energy Facilities

(LCP) Establish the following criteria for amendments to the General Plan and LCP Land Use Plan for permitting the location of energy facilities in addition to stated LCP policies:

- Adequate infrastructure and public services are available including, but not limited to, water, sewer, fire protection, road capacity, law enforcement and medical services.
- The use would provide full protection of sensitive habitat areas, commercial fishing, recreational and agricultural uses.
- The use would be visually compatible with and have minimum disruption of viewsheds.
- Consistency with federal, state, and local air quality regulations.



**7.26.6 Maintenance and Repair of Utility Facilities in the Coastal Zone**

(LCP) Allow utility repair or maintenance activities that do not result in an addition, or enlargement or expansion of, the utility facility. Permits may be required where methods of repair and maintenance involve a risk of substantial adverse environmental impact, and where repair activities take place in wetland areas.

**7.26.7 Community Energy Systems**

(LCP) Allow the development of "Community Energy Systems" in locations where compatible with adjacent land use and with adequate mitigation of noise, emissions, and visual impacts.

**7.26.8 Reusable Energy Sources**

Consider the development of municipal solar utilities and other financing mechanisms which increase public access to renewable energy sources and provide opportunities for small-scale, decentralized local facilities and controls.

**Programs**

a. Continue implementation of underground utility districts for the rural village centers and urban areas to place utilities underground. (Responsibility: Public Works, Board of Supervisors)

b. Maintain an ordinance requiring undergrounding utilities for new development. (Responsibility: Planning Department, Public Works, Planning Commission, Board of Supervisors)

c. Investigate the potential for development and financing large-scale and small-scale renewable energy sources, including publicly-owned solar utilities, and promote their establishment where feasible. (Responsibility: Board of Supervisors, Energy Commission)

d. Establish siting criteria for energy extraction, conversion, transportation, and transmission facilities to assure maximum compatibility with other uses and to protect public health and safety, environmental quality, scenic resources, agricultural land, and water resources. Environmental and economic considerations should also be included in making siting decisions. (Responsibility: Board of Supervisors, Planning Department, Energy Commission)

(LCP) e. Oppose before the California Energy Commission all new electric power plants which have a generating capacity over 50 megawatts, proposed to be sited in Santa Cruz County's Coastal Zone, based on the California Coastal Commission's designation of the Santa Cruz County coastline as unsuitable for power plant construction, and on the findings included in, "Designation of Coastal Zone Areas Where Construction of an Electric Power Plant Would Prevent Achievement of the Objectives of the California Coastal Act of 1976" (California Coastal Commission, revised 1/1/80). (Responsibility: Board of Supervisors)

(LCP) f. Support the State of California's designation of the tidelands and submerged lands in Santa Cruz and Monterey Counties, including the Monterey Bay, as an oil and gas sanctuary. (Responsibility: Board of Supervisors)

(LCP) g. Actively support the National Oceanic and Atmospheric Administration's designation of the Monterey Bay as a National Marine Sanctuary with conditions prohibiting oil and gas development and radioactive waste discharge. (Responsibility: Board of Supervisors)

h. Encourage and support the development of renewable energy resources and renewable energy production facilities. Assess the expanded use of wood fuel for its impact on air quality and the County's ability to maintain a sustainable level of fuel wood harvest. (Responsibility: Board of Supervisors, Monterey Bay Unified Air Pollution Control District, Planning Department)

## PUBLIC SERVICES AND FACILITIES

This section addresses the development timing of public services and facilities. The policies in this section are closely related to the policies relating to special districts (Introduction, section 1.2) and the Urban Services Line policies (section 2.1). The primary focus of this section is on the public role in providing services and the utilization of a capital improvement program. Private sector roles are incorporated into the policies and programs of the Land Use section of the General Plan and LCP Land Use Plan.

### Objective 7.27 Public Services and Facilities

To promote the improvement of public services and facilities in areas already committed to development, and to spread the costs of needed services and facilities equitably among present and future residents and others who benefit.

### Policies

#### 7.27.1 Focus Public Services and Facilities Within the Urban Services Line

Utilize the Urban Services Line as the basis for the following:

- (a) coordinating the development of public services and facilities among the various jurisdictions and special districts, and
- (b) formulating the County's Capital Improvements Program.

#### 7.27.2 Capital Improvements Program

Maintain a Capital Improvements Program projected five years ahead to schedule and program capital expenditures, and to provide an aid to private investors and developers in determining where and when public facilities will be constructed.

#### 7.27.3 Countywide Capital Improvements Program

Encourage and cooperate with the cities and special districts in the development of a countywide Capital Improvements Program.

### Program

- a. Establish a County Capital Improvements Program to project and schedule capital expenditures over a five-year period, based on the adopted population growth rate and buildout projections; and update the program annually in conjunction with the adoption of the annual County budget. Provide review by the Planning Commission for consistency with the General Plan and LCP (per State Government Code Section 65402(c)). (Responsibility: Planning Department, County Administrative Office, Public Works, Planning Commission, Board of Supervisors)
- b. Continue to implement the objectives and policies of this section by maintaining the following ordinances: Growth management, Urban Services Line and Rural Services Line, and Population Growth Goal for Santa Cruz County. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

Also see programs in sections 2.1 and 2.2.

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## **Chapter 8**

# **COMMUNITY DESIGN**

- QUALITY DESIGN
- SITE AND CIRCULATION DESIGN
- DEVELOPMENT CLUSTERING
- RESIDENTIAL NEIGHBORHOODS
- COMMERCIAL AND INDUSTRIAL DESIGN
- BUILDING DESIGN
- LANDSCAPE DESIGN
- VILLAGES AND SPECIAL COMMUNITIES



# COMMUNITY DESIGN

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## CONTENTS

Language identified with (LCP) is not restricted to the Coastal Zone; language which includes the (LCP) initials is part of the Local Coastal Program and applies countywide unless specifically stated that the policy, etc. is limited to the coastal zone.

	Page
Authority and Purpose_____	8-1
Goal_____	8-1
Quality Design (8.1)_____	8-3
Site and Circulation Design (8.2)_____	8-4
Development Clustering (8.3)_____	8-5
Residential Neighborhoods (8.4)_____	8-6
Commercial and Industrial Design (8.5)_____	8-7
Building Design (8.6)_____	8-8
Landscape Design (8.7)_____	8-10
Villages, Towns and Special Communities (8.8)_____	8-11



## AUTHORITY AND PURPOSE

Santa Cruz County is blessed with a magnificent natural environment. The Planning Commission and Board of Supervisors have deemed it necessary to add this element to the General Plan and LCP Land Use Plan in an effort to integrate high quality physical design with this type of setting. The chapter is an optional General Plan element under State Planning law.

The goals, objectives, policies and programs for this chapter are closely linked to other sections of the General Plan and LCP Land Use Plan, including Land Use, Circulation, Housing, Conservation and Open Space (particularly Visual Resources), Public Safety and Noise, and Parks and Recreation.

The community design character of an area is defined by many factors including the relationship of development to its environmental setting, the pattern of land uses and parcelization, the design and pattern of the circulation system, the location and quality of open space, the siting and design of specific structures, the pattern of landscaping and tree planting and the views within the community, as well as outside the community.

This chapter is divided into sections based on the characteristics of development for the built environment. The initial section of Quality Design includes broad policies which addresses the procedures and function of design review within the County. The sections which follow are more specific in their scope and address Site and Circulation Design, Clustering, Residential Neighborhoods, Commercial and Industrial Siting, Building Design and Landscape Design. The final section of the element addresses design for villages, towns and Coastal Special Communities. All of these sections are intended to be a guide to developers and staff in the review of projects by identifying the issues to be addressed in each project.

In addition to the policies contained in this chapter, there are several village, town and specific plans which describe specific design requirements for individual communities. These plans are incorporated into the General Plan and LCP Land Use Plan (Volume II).

Also, there are several sources of "design criteria" which have been adopted by the County including Public Works Design Criteria Manual; Landscape Criteria; the Zoning

Regulations ordinance which includes sections on Site, Architectural and Landscape Design Review, Large Dwelling Review, and Residential and Commercial Site and Development Standards. Each of these criteria are referenced in this chapter and used to implement the purposes and policies. Substantial background data on the factors which define community design in Santa Cruz County are available in the General Plan Update Background Report (1991).

All projects must be consistent with the policies of this chapter. In addition to this chapter, there are several communities which have unique design criteria adopted specifically for the area. Figure 8-1 lists locations which have special guidelines/criteria and shows the source of these guidelines.

## GOAL

The overall goal guiding the Community Design Element is as follows:

- **Community Design:** To preserve and enhance the quality of life in Santa Cruz County through the guidance of development activity to protect open space for its aesthetic, recreational and environmental values, to foster high quality residential areas as pleasant and socially constructive areas in which to live, and to enhance the quality of residential, commercial and industrial development to achieve an aesthetic and functional community.



**Figure 8-1  
Areas With Special Design Criteria or Guidelines**

Area (defined on Land Use Maps)	Design Guideline Source
Aptos Village	Aptos Village Community Design Framework - 1985 Aptos Village Parking & Circulation Feasibility Study - 1987
Ben Lomond	Ben Lomond Town Plan - 1990
Boulder Creek	Boulder Creek Specific Plan - 1992
Coastal Zone and Coastal Special Communities	Coastal Zone Regulation Ordinance General Plan/Local Coastal Program
Corralitos	Corralitos Town Plan (to be completed)
Davenport	General Plan/Local Coastal Program and Coastal Zone Regulation Ordinance
Felton	Felton Town Plan - 1987
Live Oak Planning Area	Live Oak Community Plan (to be completed) Urban Forestry Master Plan - 1992
North Coast Beaches	North Coast Beach Master Plan - 1990
Pajaro Valley (urban portion of the Pajaro Valley Planning Area)	Pajaro Valley Community Plan (to be completed)
Rio Del Mar Flats/Esplanade Area	General Plan/Local Coastal Program and Coastal Zone Regulation Ordinance
Seacliff Beach Area Special Community	General Plan/Local Coastal Program and Coastal Zone Regulation Ordinance
Soquel Planning Area	Urban Forestry Master Plan - 1992
Soquel Village	Soquel Village Plan - 1990 Urban Forestry Master Plan - 1992

## Objective 8.1 Quality Design

To achieve functional high quality development through design review policies which recognize the diverse characteristics of the area, maintains design creativity, and preserves and enhances the visual fabric of the community.

### Policies

#### 8.1.1 Design Guidelines for Land Divisions Approvals

Condition all urban and rural land division approvals to include design guidelines or similar methods which address future development on newly created parcels, emphasizing architectural and landscaping details appropriate to the context of the land division.

#### 8.1.2 Design Review Ordinance

Where applicable, require new development to follow the design guidelines set forth in the Zoning ordinance; and encourage all projects to utilize these principles to guide the design of development not subject to the ordinance.

#### 8.1.3 Residential Site and Development Standards Ordinance

Maintain a Residential Site and Development Standards ordinance for the purpose of protecting light, solar opportunities, air and open space for public and private properties; and require all residential projects to comply with the standards of maximum structural height, maximum number of stories, minimum structural setbacks, maximum ratios of building floor area-to-parcel size, and other criteria therein.

### Program

- a. Maintain the existing Site, Architectural and Landscape Design ordinance or implement other approaches to achieve the stated policies.

## **Objective 8.2 Site and Circulation Design**

To enhance and preserve the integrity of existing land use patterns and to complement the scale and character of neighboring development by assuring that new development is sited, designed and landscaped to be functional and visually compatible and integrated with surrounding development, and to preserve and enhance the natural amenities and features unique to individual building sites, and to incorporate them into the site design.

### **Policies**

#### **8.2.1 Designation of Master Plan Areas**

Designate areas within the Urban Services Line that are deserving of coordinated site and circulation design as Master Plan Areas. These areas are characterized by irregular lot configurations, substandard lot size, or disjointed development. The purpose of the Master Plan Area is to coordinate the development of these parcels in a cohesive and equitable manner, while providing for efficient circulation, parking and site design. Two types of Master Plan Areas are designated as follows:

- (a) For Commercial zone areas: A plan for the consolidation and coordinated development of the area shall be considered prior to approval of any development. The goal is to combine parcels to maximize the potential for commercial development through coordinated building, circulation and parking design.
- (b) For Residential zone areas: A plan for the coordinated development of the parcels shall be considered prior to approval of any development in this area. The intent of this Master Plan is to provide for coordinated circulation to minimize the impacts of the development on the surrounding area. Development may proceed on individual parcels if consistent with the approved plan.

#### **8.2.2 Designing for Environmental Protection**

Require new development to comply with all environmental ordinances, to be sited and designed to minimize grading, avoid or provide mitigation for geologic hazards and sensitive habitats, and conform to the physical constraints and topography of the site.

#### **8.2.3 Design Criteria for Utilities**

Require new development to meet County adopted criteria and standards for the design of utilities, water service and sewage disposal requirements and drainage systems. All new power line distribution systems, where practical, and all services to new subdivisions shall be placed underground.

#### **8.2.4 Combining Parcels for Improved Design**

Encourage the combination of parcels, especially long narrow lots or small lots, to allow for maximum open space and amenities, and efficient layout of building envelopes and infrastructure.

#### **8.2.5 Circulation**

Encourage the design of pedestrian, bicycle, and vehicle circulation and parking to be safe, convenient, readily understandable, and coordinated with development on surrounding properties; and encourage design which minimizes the visual impact and reduces the scale of paving materials and parking.

#### **8.2.6 Circulation Systems for Persons With Disabilities**

Require new development to provide pedestrian, bicycle and vehicular circulation systems which include adequate facilities for persons with disabilities, to be consistent with the requirements of the Americans With Disabilities Act, Public Works Design Criteria, County Code, and the Circulation and Fire Hazards sections of the General Plan and LCP Land Use Plan.



## Program

- a. Establish a Master Plan Area Combining District or similar mechanism to provide for coordinated site and circulation design in designated areas. Include in the requirements for the combining district the intent and purpose behind the commercial and residential master plan areas. (Responsibility: Planning Department, Redevelopment Agency)

## Objective 8.3 Development Clustering

To encourage cluster design for residential development in rural and protected use areas for sites where natural amenities, resources and open space can be retained or enhanced; or in urban areas where cluster design could be used to increase outdoor amenities in higher density development.

## Policies

### 8.3.1 Clustering for Environmental Protection

Require development clustering where clustering of units is essential to meet the intent of the General Plan and LCP Land Use Plan to preserve protected use areas such as scenic areas, riparian corridors, coastal lagoons and marshes, or other natural features. [See Conservation and Open Space Element and sections regarding protection of Agriculture and Timber.]

### 8.3.2 Urban Development

Encourage development clustering in urban areas to achieve maximum open space for recreational use, for the design of focal points, and to promote energy-efficient and cost-efficient site planning.

### 8.3.3 Rural Development

Encourage clustering of rural building envelopes, particularly in areas of development constraints such as high erosion hazard or areas of protected resources such as timber, watersheds, and groundwater recharge, in order to maximize resource protection, environmental compatibility, and the preservation of open space. Within the clustered building envelopes, require adequate spacing of residential units, depending on visibility and terrain, to maintain the rural character. (See clustering requirements for Timber Production Lands, section 5.12.)

## Objective 8.4 Residential Neighborhoods

To preserve the residential use and character of existing urban neighborhoods, and to maintain the rural and/or agricultural character of residential development in non-urban areas.

### Policies

#### 8.4.1 Neighborhood Character

Based on the Zoning ordinance, require new infill development on vacant land within established residential neighborhoods to be consistent with the existing residential character of the neighborhood, dwelling unit types, and where appropriate, architectural style, allowing for innovative design for clustering or solar design. Project density in established residential neighborhoods shall be compatible with existing neighborhood density, consistent with the land use designations, with incentives given to accommodate elderly and low and moderate income housing, but not to exceed densities designated in the General Plan and LCP Land Use Plan.

#### 8.4.2 Retaining Existing Housing

Encourage the maintenance and repair of existing non-conforming single family residential structures on residentially designated lands. Limit expansion or reconstruction of existing non-conforming single family residential structures.

#### 8.4.3 Retaining Existing Housing

Require legally existing residential dwellings to be retained, where feasible, through implementation of a demolition application review process which provides for relocating structurally sound habitable dwellings.

#### 8.4.4 Substandard Subdivisions

Encourage the merger of lots in all undeveloped substandard subdivisions or combination of substandard sized parcels in order to achieve minimum acreages specified by the General Plan and LCP Land Use designation.

#### 8.4.5 Neighborhood Character Inventories

Require new discretionary projects applications to include a neighborhood character visual inventory or equivalent information commensurate with the scope of the project. The purpose of the inventory is to serve as a basis from which to develop appropriate guidelines and conditions for adoption with the project. The inventory shall at a minimum encompass the parcels surrounding the site, consider architectural and landscape style, density, lot sizes and setbacks.

### Programs

- a. Maintain public notification and hearing practices to ensure the early involvement of neighborhood and area residents in land use decisions. Involve homeowners associations, community associations and other associations, where they can be identified, so that both neighborhood and countywide needs are considered in the decision-making process. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. Establish a program to combine lots in all undeveloped substandard subdivisions or to combine existing lots to be consistent with all current General Plan and LCP standards. (Responsibility: Planning Department, Board of Supervisors)
- c. Support the Redevelopment Agency's Urban Forestry Master Plan and community initiated volunteer programs for such things as beautification, tree planting, trash collection, etc., to strengthen the vitality and attractiveness of the neighborhood areas. (Responsibility: Board of Supervisors)

## Objective 8.5 Commercial and Industrial Design

To achieve a well defined hierarchy of neighborhood, community and regional commercial and industrial areas which harmonize and complement the unique characteristics of each neighborhood they serve, through coordinated circulation systems and architectural style, and appropriate landscaping and signage.

### Policies

#### 8.5.1 Concentrate Commercial Uses

Contain commercial and industrial uses in designated areas, avoiding new strip commercial uses, to minimize impacts on residential areas, adjacent roads, and property, and on the scenic setting of the County.

#### 8.5.2 Commercial Compatibility With Other Uses

(LCP) Ensure the compatibility of commercial and industrial use with adjacent uses through application of the Site, Architectural and Landscape Design Review or similar ordinance. Give careful attention to landscaping, signing, access, site and building design, visual impacts, drainage, parking, on site circulation, traffic patterns, and where applicable, availability of water, sewage system capacity, fencing and mitigation of potential nuisance factors, visual aspects, and traffic problems.

#### 8.5.3 Areas with Unique Design Guidelines

(LCP) Require commercial and industrial projects located within the boundaries of Coastal Special Communities, adopted village, town, community or specific plans to be consistent with the adopted criteria for these areas. (See Objective 8.8 and the related policies of this chapter and Village, Town, Community and Specific Plans within the Land Use chapter.)

#### 8.5.4 Live Oak: Soquel Avenue

Require the development of a master site plan, pursuant to policy 8.2.1 for the properties designated as Service Commercial/Light Industrial land use along Soquel Avenue (between Rodeo Gulch and 17th Avenue). The purpose of the Master Site Plan is to create a coordinated and integrated center(s) for industrial or service commercial uses and employment, and to ensure that uses are appropriate to the site. Require full mitigation of impacts on adjacent streets, services and nearby residential development. Prohibit any uses within the center(s) which may potentially pose a nuisance to the occupants of adjacent properties.



## Objective 8.6 Building Design

To encourage building design that addresses the neighborhood and community context; utilizes scale appropriate to adjacent development; and incorporates design elements that are appropriate to surrounding uses and the type of land use planned for the area.

### Policies

#### 8.6.1 Maintaining a Relationship Between Structure and Parcel Sizes

Recognize the potential for significant impacts to community character from residential structures which are not well-proportioned to the site; and require residential structures to have a direct relationship to the parcel size as per the Residential Site and Development Standards ordinance.

#### 8.6.2 Residential Development Standards Ordinance

Require all residential structures to comply with the Residential Development Standards ordinance which includes maximum structural height and minimum structural setbacks. Unnecessary grading for the purpose of meeting height restrictions is prohibited.

#### 8.6.3 Story Limitation

Residential structures shall be limited to two stories in urban areas and on parcels smaller than one acre in the rural areas except where explicitly stated in the Residential Site and Development Standards ordinance.

#### 8.6.4 Review of Large Dwellings

Recognize that large single residences may have significant adverse visual impacts on the community and require new single family residences larger than 7,000 square feet in floor area and additions larger than 10 percent of residential structures larger than 7,000 square feet in floor area to be consistent with all design criteria of the Visual Resources section of the General Plan and LCP Land Use Plan and the Zoning ordinance.

#### 8.6.5 Designing With the Environment

Development shall maintain a complementary relationship with the natural environment and shall be low-profile and stepped-down on hillsides.

#### 8.6.6 Protecting Ridgetops and Natural Landforms

(LCP) Protect ridgetops and prominent natural landforms such as cliffs, bluffs, dunes, rock outcroppings, and other significant natural features from development. In connection with discretionary review, apply the following criteria:

- (a) Development on ridgetops shall be avoided if other developable land exists on the property.
  - (b) Prohibit the removal of tree masses when such removal would erode the silhouette of the ridgeline form. Consider the cumulative effects of tree removal on the ridgeline silhouette.
  - (c) Restrict the height and placement of buildings and structures to prevent their projection above the ridgeline or treeline. Restrict structures and structural projections adjacent to prominent natural land forms. Prohibit the creation of new parcels which would require structures to project above the ridgeline, treeline or along the edge of prominent natural landforms. (See Visual Resources section within the Conservation and Open Space chapter.)
  - (d) Require exterior materials and colors to blend with the natural landform and tree backdrops.
- With respect to the issuance of administrative permits, advise all applicants that they should design and site their structures to conform to the above policies.

**8.6.7 Solar Access**

Sunlight and solar access shall be maintained wherever practicable and energy-efficient building design shall be fostered. Passive solar siting shall be encouraged for all new development in accordance with adopted building and energy codes.

**Programs**

- a. Maintain the following or similar ordinances to implement the goal, objectives and policies of this chapter: Residential Development Standards, Large Dwelling Review, and Site, Architectural and Landscape Design Review. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)
- b. Maintain criteria for the control of ridgetop development in order to minimize adverse impacts on scenic views. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## Objective 8.7 Landscape Design

To ensure that landscaping relates to the building and site design, site conditions, and adjacent properties; and that plant materials are suitable to the design and site conditions.

### Policies

#### 8.7.1 Landscape Conditions for Development

When landscaping is required as a condition of permit approval, utilize the Zoning ordinance and the Urban Forestry Master Plan as a guide to require the landscape design to relate to the building and the site design; require plant materials appropriate to the site conditions with consideration for growth pattern, color, texture, solar access, maintenance, and water conservation; and require fencing, walls, site furniture and lighting to be designed to be integral and compatible elements of the building and landscape design.

#### 8.7.2 Utilize Native Species in Rural Areas

Require as a condition of development permit approval, revegetation and landscaping for rural projects to utilize drought tolerant species with a predominance of plants being native species appropriate to the site and recommend these landscape practices for ministerial permit projects.

#### 8.7.3 Appropriate Plants in Urban Areas

Require urban projects, as a condition of development permit approval, to comply with the street tree guidelines of the Urban Forestry Master Plan, and to utilize acceptable species listed within the plan.

### Programs

- a. Update and maintain the County's Landscape Criteria which serves as a guide for all development project review and permit approval. (Responsibility: Planning Department)
- b. Establish and administer a Landscape Water Conservation ordinance or similar ordinance to provide guidelines for designing, installing and maintaining water-efficient landscapes in new and rehabilitated projects. (Responsibility: Planning Commission, Water Advisory Commission, Water Conservation, Board of Supervisors)
- (LCP) c. Develop and maintain tree planting standards for new development to ensure adequate screening and softening of the effects of new buildings and to reduce the linear appearance of streets, sidewalks, and building planes. (Responsibility: Planning Department)



## Objective 8.8 Villages, Towns and Special Communities

- (LCP) To recognize certain established urban and rural villages as well as Coastal Special Communities for their unique characteristics and/or popularity as visitor destination points; to preserve and enhance these communities through design review ensuring the compatibility of new development with existing character of these areas.

### Policy

#### 8.8.1 Design Guidelines for Unique Areas

Develop specific design guidelines and/or standards for well-defined villages, towns and communities including commercial and residential uses as appropriate. New development within these areas listed in Figure 8-1 and any other subsequently adopted area plan, shall conform to the adopted plans for these areas, as plans become available.

### Program

- (LCP) a. In the preparation of village plans, develop a citizen participation program to include concerned neighborhood groups and affected property owners.

## COASTAL SPECIAL COMMUNITIES

### Policies

#### 8.8.2 Coastal Special Community Designation

- (LCP) Maintain a Coastal Special Community designation for the following areas shown on the General Plan and LCP Land Use Maps.
- Davenport
  - Seacliff Beach Area
  - Rio del Mar Flats/Esplanade
  - Harbor Area
  - East Cliff Village Tourist Area

#### 8.8.3 Tourist Commercial Concessions

- (LCP) Encourage the provision of tourist commercial services within Coastal Special Communities, as follows:
- (a) Davenport: Highway 1 frontage.
  - (b) Seacliff Beach Area: Entire Special Community.
  - (c) Rio del Mar Flats/Esplanade Area: Esplanade frontage to Stephen Road.
  - (d) Harbor Area: Commercially designated areas along 7th Avenue.
  - (e) East Cliff Village Tourist Area: Commercially designated areas along East Cliff Drive.

## **DAVENPORT SPECIAL COMMUNITY**

### **Policies**

#### **8.8.4 Davenport Character**

(LCP) Require new development in Davenport to be consistent with the height, bulk, scale, materials, and setbacks of existing development: generally small scale, one to two story structures of wood construction.

#### **8.8.5 Historic Structures**

(LCP) Prohibit demolition of the following historic structures and require rehabilitation to the extent feasible as a condition of development approval to maintain the architectural and historic character of the structure: Saint Vincent de Paul Catholic Church on Davenport Road, Davenport Jail on Highway 1, and Foresters' Hall on Highway 1.

### **Program**

- (LCP) a. Enhance Davenport as a visual focus along Highway 1. Prepare a landscaping and design plan, in accordance with the policies of this section, to achieve the following objectives:
- (1) Clear, coordinated circulation including:
    - clear definition of stopping spaces (parking) along the highway frontage for both cars and bicycles;
    - clearly articulated pedestrian crossings;
    - adequate parking off Highway 1, nearby, for existing and new uses, and for visitors;
    - bicycle parking facilities to make the town a more attractive bicycle destination/stop over point.
  - (2) Landscaping to enhance commercial areas, and to assist in definition of parking spaces and walkways, and in screening of parking as appropriate.
  - (3) Emphasis on the area's whaling history and whale viewing opportunities.
  - (4) Elimination of visually intrusive overhead wires.
  - (5) Screening of the cement plant and its parking lot from the residential area to the north.
- (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## SEACLIFF BEACH AREA SPECIAL COMMUNITY

### Policy

#### 8.8.6 New Development

- (LCP) Require new development, additions, or rehabilitation to be consistent with the objectives of this section and the following:
- (a) Clearly define State Park Drive as a major pathway to Seacliff State Beach by providing:
    - area orientation signs identifying uses and location of uses near freeway exit and at Seacliff State Park Beach;
    - sidewalks on at least one side of State Park Drive, terminating at the stairway at Seacliff Drive, and crosswalks to Center and Santa Cruz Avenues;
    - planting as a street edge and visual filter for adjacent uses on State Park Drive.
  - (b) Improve directional signing along State Park Drive.
  - (c) Reduce the numerous overhead wires on State Park Drive. Consider undergrounding, relocation, and/or reduction in the number of wires.
  - (d) Landscape and improve the entrance to Seacliff State Beach on State Park Drive.

### Program

- (LCP) a. Prepare and implement a landscaping and roadside improvement program for the area in accordance with the Urban Forestry Master Plan. (Responsibility: Planning Department, Planning Commission, Board of Supervisors)

## RIO DEL MAR FLATS/ESPLANADE AREA SPECIAL COMMUNITY

### Policy

#### 8.8.7 New Development

- (LCP) Require infill development, rehabilitations, or new additions in the Rio del Mar flats to maintain heights, bulk, and setbacks similar to existing development as follows:
- (a) Commercial Development. Buildings should be designed to reflect the beach front character of the esplanade and continue the design of existing structures: e.g., Mediterranean style, adobe or wood frame construction, red tile pitched roofs, garden courts, light paint. Sign design shall be integral with the structure, and coordinate with other area signs.
  - (b) Esplanade. Landscaping, paving, lighting, traffic in the Esplanade area shall enhance its potential as an auto/pedestrian piazza, and incorporate Aptos Creek as a design feature.

### Program

- (LCP) a. Prepare a design plan and implementation program for the Rio del Mar Cove area (Esplanade and flats), in accordance with the Urban Forestry Master Plan and the policies of this section, to achieve the following:
- (1) Landscaping, paving, lighting, traffic in the Esplanade area to enhance its potential as an auto/pedestrian piazza, and incorporating Aptos Creek as a design feature.
  - (2) Encouragement of a rehabilitation and/or refurbishment of structures where appropriate.
- (Responsibility: Planning Department, Planning Commission, Board of Supervisors)



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## **GLOSSARY**

# GLOSSARY OF TERMS

## Accessory/Ancillary/Appurtenant/Incidental Use

Any use which is secondary or subordinate to the principal or main use of a property and which clearly does not change the character of the main use. For example, a restaurant or gift shop in a resort (which caters primarily to patrons of the resort).

## Adjacent Parcel

A parcel near or close to the subject parcel.

## Adjoining/contiguous parcel

Abutting, lying next to, or touching a parcel.

## Affordable

(LCP) Capable of purchase or rental by a household with moderate or lower income, based on their capacity to make initial monthly payments necessary to obtain housing. Housing is affordable when a household pays 25 to 30 percent or less of their gross income for housing. (See the Housing Element for more explanation of the term "affordable".)

## Agricultural Land, Commercial

Commercial agricultural land includes all land which meets the criteria specified below, including all land enforceably restricted with a Land Conservation Act (Williamson Act) contract for Agricultural Preserve.

**Type 1 — Commercial Agricultural Land.** This type is for viable agricultural lands outside the Coastal Zone which have been in, or have a history of, commercial agricultural use over a long period of time, and are likely to continue to be capable of commercial agricultural use in the foreseeable future.

**Type 1A — Viable Agricultural Land.** Type 1A agricultural lands comprise areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service and the California Department of Food and Agriculture criteria for "prime" and "unique" farmland and "prime" rangeland.

**Type 1B — Viable Agricultural Land in Utility Assessment Districts.** This type includes viable agricultural lands, as defined above, which are within a utility assessment district for which bonded indebtedness has been incurred, except Agricultural Preserves.

**Type 2 — Commercial Agricultural Land.** This category is for agricultural lands outside the Coastal Zone which would be considered as Type 1A, except for one or more limiting factors such as parcel size, topographic conditions, soil characteristics or water availability or quality, which adversely affect continued productivity or which restrict productivity to a narrow range of crops. Despite such limitations, these lands are considered suitable for commercial agricultural use. Type 2 agricultural lands are currently in agricultural use (on a full-time or part-time basis), or have a history of commercial agricultural use in the last ten years and are likely to continue to be capable of agricultural use for a relatively long period. In evaluating amendments to Type 2 designations the preceding factors, along with adjacent parcel sizes, degree of nonagricultural development in the area and proximity to other agricultural uses, shall be considered in addition to the criteria listed under each individual type below.

**Type 2A — Limited Agricultural Lands in Large Blocks.** These lands are in fairly large blocks, are not in any indebtedness, and are not subject to agricultural-residential use conflicts.

**Type 2B — Geographically Isolated Agricultural Land with Limiting Factors.** This category includes agricultural lands with limiting factors which are geographically isolated from other agricultural areas. These lands are not in a utility assessment district which has incurred bonded indebtedness and are not subject to agricultural-residential use conflicts.

**Type 2C — Limited Agricultural Lands in Utility Assessment Districts.** This type includes agricultural lands with limiting factors which are in a utility assessment district, as of 1979, which has incurred bonded indebtedness.

**Type 2D — Limited Agricultural Lands Experiencing Use Conflicts.** These are agricultural lands with limiting factors which are experiencing extreme pressure from agricultural-residential land use conflicts such as pesticide application, noise, odor or dust complaints, trespass or vandalism.

**Type 2E — Vineyard Lands.**

**Type 3 — Viable Agricultural Land within the Coastal Zone.** This category includes all of the following lands outside the Urban Services Line and the Urban Rural Boundary, within the Coastal Zone in Santa Cruz County:

1. Land which meets the U.S. Department of Agriculture Soil Conservation Service criteria of prime farmland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use.
2. Land which meets the California Department of Food and Agriculture criteria for prime rangeland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use.
3. Land which meets the California Department of Food and Agriculture criteria for unique farmland of statewide importance and which is physically available (i.e., open lands not forested or built on) for agricultural use.

The criteria for "prime farmland soils," "prime rangeland soils," and "unique farmland of statewide importance" are further defined in the glossary.

### **Agriculture Uses, Commercial**

Agricultural operations conducted as a commercial venture for the purpose of achieving a return on investment.

### **Agriculture Uses, Non-commercial**

Agricultural operations conducted for subsistence purposes, as a hobby or as part of a rural lifestyle where sale of the product is not the primary goal.

### **Agricultural Policy Advisory Commission**

(LCP) A County commission, appointed by the County Board of Supervisors, whose role is to advise the Board on agricultural matters and to review development applications affecting agricultural land.

### **Agricultural Preserve**

A contract between a landowner and Santa Cruz County establishing that a certain amount of land will be used for agricultural purposes only for a minimum of ten years. The ten year period is renewed every year. In recognition of this land use restriction, the landowner may receive preferential taxation on that land.

### **AMBAG — Association of Monterey Bay Area Governments**

AMBAG is a voluntary association of 15 cities and Santa Cruz and Monterey counties in California's Central Coast region formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues. The Association has been designated as an Areawide Planning Organization (APO) by the U.S. Department of Housing and Urban Development; as a Metropolitan Planning Organization (MPO) by the U.S. Department of Transportation; and as a Water Quality Planning Agency by the U.S. Environmental Protection Agency.

### **Anadromous**

(LCP) Species of fish which migrate from the ocean to fresh water streams to spawn.

### **Ancillary**

(LCP) See Accessory.

### **Approach Zone**

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction, the lower boundary being a plane at a specified slope, beginning at the end of the runway overrun strip.

### **Appurtenant**

(LCP) See Accessory.

### **Aquaculture**

(LCP) A form of agriculture that is devoted to the controlled growing and harvesting of fish, shellfish, and plants in marine, brackish, and fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses.

### **Aquifer**

(LCP) The underground layer of water-bearing rock, sand or gravel through which water can seep or be held in natural storage. Such waterholding rock layers hold sufficient water to be used as water supply.

### **Arable (land)**

Land which is suitable for the cultivation of crops. Such land usually contains soils with a U.S. Soil Conservation Service agricultural capability rating of I-IV and slopes less than 25%.



**Archaeological Sites**

(LCP) Places where material remains of past human life, culture and activities are located. Examples of material remains are fossil relics, artifacts, and monuments.

**Arroyo**

(LCP) A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation. An arroyo includes the area between the top of the arroyo banks defined by a discernible break in the slope rising from the arroyo bottom. Where there is no break in slope, the extent of the arroyo may be defined as the edge of the 100 year floodplain.

**Arts Commission**

A commission appointed by the Board of Supervisors to advise the Board on artistic and cultural programs and events, and to develop an information system regarding the County's cultural resources.

**Assisted Housing**

(LCP) Housing which is directly subsidized by the federal or state government.

**Beach Recreation**

(LCP) Activities on the beach such as sunbathing, picnicking, surfing, etc.

**Beneficial Instream Uses**

(LCP) Uses of the waters of the County which include but are not limited to: recreation; aesthetic enjoyment; navigation; preservation and enhancement of fish wildlife; and other aquatic resources or preserves. Beneficial instream uses are achieved by allowing water to remain in a stream system.

**Biodiversity**

- (a) The variety of life and its processes. The levels of biodiversity from narrowest to broadest are: genetic, species, ecosystem, landscape.
- (b) The variety of lifeforms, the genetic diversity they contain and the assemblages they form.
- (c) The variety and variability among living organisms and the ecological complexes in which they occur. Diversity is the number of different items and their relative frequency.

**Biodynamic Cultivation**

A horticultural method which directs the treatment of soil, the location and juxtaposition of plantings, and other horticultural practices, based on an understanding of the interrelationships and mutual effects of natural systems and species.

**Biomass**

Plant material, used for the production of such things as fuel alcohol or nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or may be waste products from wood harvesting or milling or from agricultural production or processing.

**Biotic Community**

(LCP) A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

**Biotic Evaluation**

(LCP) A brief review of the biotic resources present at a project site, conducted by a staff planner.

**Biotic Report**

(LCP) A complete biotic investigation conducted by a biologist hired by the applicant and including, but not limited to, the following:

- (1) Identification of the rare, endangered, threatened and unique species on the site.
- (2) Identification of the essential habitat(s) of such species including: animal food, water, nesting, or denning sites; reproduction, predation and migration requirements; plant life histories; and soils, climate, and geographic requirements.
- (3) Development of specific measures to protect species and sensitive habitat areas and meet performance criteria.

**Blighted Area**

(LCP) A blighted area as defined in Sections 33030, et seq. of the California Health and Safety Code.

**Buffer**

(LCP) An area of land separating two distinct land uses, such as residential and commercial or residential and agricultural, and which acts to soften or reduce the effect of one land use on another. For instance, landscaping and/or distance is sometimes used to "buffer" or reduce the effects of a commercial area on nearby residential units.

## **Building Envelope**

(LCP) A designation on a site plan or parcel map indicating where the buildings are to be located. Building envelopes are often indicated during land division approvals to protect some resource such as agriculture or to avoid some constraint such as landslide.

## **Buildout**

(LCP) The level of development that could occur in an area if every parcel were developed to the extent permitted by the Land Use Plan.

## **California Housing Finance Agency (CHFA)**

A state agency established by the Housing and Home Finance Act of 1975. CHFA is authorized to sell revenue bonds to generate funds for the development, rehabilitation, and conservation of low and moderate income housing.

## **Caltrans**

California Department of Transportation.

## **Capital Improvements Program (CIP)**

(LCP) A program that includes a one year budget and a five year program of capital projects. A capital project is generally a physical, public work of a large size, fixed nature, long life (10 years or more) and costing in excess of \$3,000. Examples of programmed items are streets, storm drainage facilities, and sewer lines.

## **Carrying Capacity**

The total development capacity of an area based upon the resource, hazard, and service constraints and/or road capacities. Carrying capacity can be used to determine the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See "Buildout".)

## **CEQA**

(LCP) The California Environmental Quality Act. A state act requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity may have an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

## **Chaparral**

(LCP) A plant community of drought-adapted shrubs, usually found in rocky, rapidly drained shallow soils.

## **Clear Zone**

That section of an approach zone of aircraft where the plane defining the glide path is 50 feet or less above the location of the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

## **Clustering Development**

(LCP) A method of development in which many dwelling units are placed close together or attached for the purpose of retaining another area in open space. Many condominium and townhouse developments utilize this method when they are adjacent to a natural area to be retained, or to create a focal point (such as a swimming pool, or community complex).

## **Coastal-dependent Development or Use**

(LCP) Any development or use which requires a site on, or adjacent to the sea to be functional.

## **Coastal Development Permit**

(LCP) A permit for any development within the coastal zone.

## **Coastal Hazard Areas**

(LCP) Areas which are subject to physical hazards as a result of coastal processes such as landsliding or erosion of a coastal bluff, and inundation or erosion of a beach by storm and tsunami waves. Parcels in coastal hazard areas are subject to the Geologic Hazards ordinance.



**Coastal-related Development**

(LCP) Any use that is dependent on a coastal-dependent development or use.

**Coastal Special Scenic Area**

(LCP) An area designated on the LCP Visual Resources Maps because of unique visual quality, within which visual resources protection policies apply.

**Coastal Zone**

(LCP) That unincorporated area of the County of Santa Cruz as defined by the California Coastal Act of 1976, Division 20 of the California Public Resources Code, as the Coastal Zone. In Santa Cruz County the zone generally extends: up to 5 miles inland or to the ridge of Ben Lomond Mountain along Empire Grade north of the City of Santa Cruz; generally 1000 yards inland from Santa Cruz to Capitola; and along Highway 1 from Aptos south to the County line. See Figure 1-5 for illustration of the Coastal Zone boundary.

**Combining District**

A zone district which is combined with or added to another zone district. Combining districts usually deal with a specific issue which is only relevant in certain areas or on certain parcels.

**Commercial Agriculture.**

See Agricultural Land, Commercial.

**Commercial Recreation**

(LCP) Facilities serving recreational needs but operated for private profit (e.g., riding stable, chartered fishing boats, golf courses, tourist attractions, and amusement or marine parks).

**Commercial Timber Harvest**

(LCP) A timber harvest designed for a market; trade, bartered or sold for valuable consideration; not designed for use in the landowners' household or farm.

**Commission on Disabilities**

A commission appointed by the Board of Supervisors to advise the Board on employment opportunities and to review compliance with federal requirements to provide access and eliminate discrimination to persons with disabilities.

**Community Development Block Grant (CDBG)**

A grant administered by the U.S. Department of Housing and Urban Development which allots federal funds to cities and counties for housing and community development. Jurisdictions set their own program priorities within specified criteria.

**Community Energy Systems**

(LCP) Small-scale (generating capacity of less than 50 megawatts) energy facilities for the combined production of heat and electricity.

**Community Sewage Disposal System**

(LCP) A sewage disposal system which accepts sewage effluent and provides for common treatment and disposal serving development on more than one parcel.

**Congregate Senior Housing**

(LCP) Senior housing with individual living units which provides residents with central management, a minimum of two meals per day in a central dining facility, and transportation services. Congregate housing also provides recreational and social activities and facilities. Maid and linen service, sundries, beautician, banking and other similar services may also be made available where they are appurtenant to the congregate care use on the site. Another term used for congregate housing is Life Care Facility, which is a congregate development as described above in conjunction with a nursing and medical facility.

**Conservation**

(LCP) The planned management, protection and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction, or neglect of these resources.

**Contiguous**

See Adjoining/Contiguous Parcel.

**Continuous History of Commercial or Light Industrial Use**

The utilization of a building or site for commercial purposes for a period of three or more of the previous five years in legal conformance with the provisions of the County Zoning Ordinance. (See Land Use section on Existing Commercial Uses.)



## **Cost-effective**

More economical in terms of long-term costs.

## **Cottage Industry**

The small scale production and sale of hand crafted goods where there are generally no more than five persons employed.

## **County Service Area**

(LCP) An area or district established for providing various urban services (such as fire, water, sewer and road maintenance) to parcels in unincorporated areas of the County. Formation may be undertaken by the Board of Supervisors upon request of two of its members or the filing of a petition signed by at least 10 percent of the registered voters in the area. Formation requires approval by LAFCO.

## **Critical Fire Hazard Area**

High wildfire hazard areas composed of chaparral vegetative cover in all slope categories as designated on the County Resource and Constraint maps or as otherwise determined by field investigation.

## **Critical Structures and Facilities**

(LCP) Structures and facilities which are subject to specified seismic safety standards because of their immediate and vital public need or because of the imminent hazard presented by their structural failure. These include hospitals and medical facilities, fire and police stations, disaster relief and emergency operating centers, large dams and public utilities, public transportation and communications facilities, buildings with involuntary occupancy such as schools, jails, and convalescent homes, high occupancy structures such as theaters, churches, office buildings, factories, and stores, and large multi-unit residential buildings.

## **Critical Water Supply Stream**

A stream in which all of the flow is already fully utilized for water supply, at least during low flow periods.

## **Cumulatively or Cumulative Effect**

(LCP) The incremental effects of an individual project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

## **Deed Transfer Tax**

A tax collected when a deed is sold or transferred from one party to another.

## **Density**

(LCP) The number of permanent residential dwelling units (or their equivalent) or people per acre of land. All densities specified in the General Plan and LCP Land Use Plan with the exception of overriding minimum standards are expressed in net developable acres or net developable square footage per unit. Dwelling units include all residential units having kitchen facilities including single family homes, mobile homes, and individual townhouse, condominium, and apartment units. When a property is designated on the Land Use map and on the Resources and Constraints map for different density standards, consistency with the applicable standards can be met only by satisfying the most restrictive of the requirements for the affected portions of the property. Where a parcel has two different designations on the Land Use map, consistency with the General Plan and LCP Land Use Plan is met by conforming to the different standards for the different portions of the property.

## **Density Bonus/Incentive Zoning**

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

**Density Credit**

(LCP) The number of dwelling units allowed to be built on a particular property determined by applying the designated General Plan and LCP Land Use designation density and implementing zone district to the developable portions of the property and to those non-developable portions of the property for which credit may be granted (see definition of Developable Land). Where credit is allowed for a non-developable portion of the property, the dwelling units must be located in the developable portion of the property.

The following areas which are not developable land shall be granted density credit for development density.

Outside the USL and RSL

- a) land with slopes between 30 and 50 percent.

Inside the USL and RSL

- a) land with slopes less than 30 percent in the required buffer setback from the top of the arroyo or riparian corridor, up to a maximum of 50 percent of the total area of the property which is outside the riparian corridor.
- b) The Board of Supervisors may allow a credit of up to 50 percent of the property within the 100-year floodplain if the proposal is: served by sewers; bordered by existing similarly developed lots; not at a density higher than the surrounding area; consistent with the character of the surrounding area; and will not increase the likelihood of downstream or upstream flooding. The property designated as floodway does not qualify for density credit.

**Countywide Credits**

The following areas are subject to special site and/or development criteria and shall be granted full density credit:

- a) Rare and endangered plant and animal habitats.
- b) Archaeological sites.
- c) Critical fire hazard areas.
- d) Buffer areas established between non-agricultural land uses and commercial agricultural land.
- e) Landslide areas determined by a geological study to be stable and suitable for development.
- f) Historic Sites

**Design Earthquake**

The values of seismically induced shaking that are used to mitigate the effects of a potential earthquake. These values are determined based upon forensic engineering geology, probability studies and educated speculation. Normally, these values represent the maximum probable earthquake for minor non-critical projects such as single-family dwellings. These values also represent the maximum credible earthquakes for critical structures such as hospitals, schools, hazardous materials containment structures, certain utilities, police stations, fire stations, and other emergency facilities.

**Designated**

Shown on the General Plan/Local Coastal Program Maps.

**Detention**

(LCP) Drainage facilities which collect and detain water from a project site during storm periods. The use of such facilities lessens the peak amounts of water in stream channels during storm periods by temporarily holding storm runoff water on-site.

**Deteriorated Housing**

Housing which, through time or neglect, has become substandard.

**Developable Land**

(LCP) Land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards and without disruption or significant impact on natural resource areas.

The following areas shall not be considered developable land:

- (1) Land with slope greater than 30 percent and coastal bluffs.
- (2) Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and areas within a 50 foot riparian buffer setback from the riparian corridor.
- (3) Lakes, marshes, sloughs, wetlands, water areas, beaches and areas within the 100-year floodplain, and any associated buffer setback established by federal, state or County regulations.
- (4) Areas of recent or active landslides.
- (5) Land within 50 feet of an active or potentially active fault trace.
- (6) Commercial agricultural land and mineral resource areas.
- (7) Areas subject to coastal inundation as defined by geological hazards assessment or full geologic report.

(See definition of Density Credit.)



## Developable Land, net

The amount of developable land minus public or private road rights-of-way.

## Development

(LCP) Inside the coastal zone, "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in

connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

## Development/Development Activities (LCP)

### What is Development?

#### Physical/Visible Alterations

<u>Action on Land &amp; Water</u>	<u>Object Being Altered</u>	<u>Type of Objects</u>
placement	any solid material	
erection, reconstruction, alteration in size	any structure or facility	public, private, municipal utility
discharge	any dredged material	wastes: gaseous, liquid, solid, thermal
grading, dredging, mining, extraction	any material	
removal	major vegetation	not for agriculture
disturbance	plant or animal or its habitat	rare, endangered, locally unique

#### Non-Physical/Non-Visible Alterations

<u>Action</u>	<u>Examples</u>
Change in density or intensity of land use	subdivision per Sub Map Act, any division of land, lot splits

### What is NOT Development?

<u>Action</u>	<u>Object</u>	<u>Type</u>
removal	major vegetation	for ag purposes
harvesting	kelp	
harvesting	timber, in accordance with a Timber Harvest Plan submitted per Z'berg-Nejedly Forest Practice Act of 1973	

Any land division which is brought about in connection with the purchase of such land by a public agency for public recreation.



**Development Permit**

A type of zoning permit established to regulate the impact of "conditional uses" allowed in zone districts, and for control of other specific uses defined in the zoning ordinance such as developments on properties without adequate access.

**Disabled Persons**

Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently could be improved by more suitable housing conditions.

**Diversion**

(LCP) The direction of water in a stream away from its natural course, i.e., as in a diversion that takes water out of a stream for human use.

**Ecosystem**

An interacting system formed by a biotic community and its physical environment.

**Education/Instruction**

(LCP) A permitted use adjacent to some sensitive habitats. Permitted activities do not include development of any structures.

**Elderly**

Persons 62 years of age or older. For the purposes of regulating affordable housing units as required by the County Code, persons certified as handicapped or disabled shall be subject to the same restrictions and eligibility requirements as those who are certified as elderly.

**Energy Commission**

A commission appointed by the Board of Supervisors to advise the Board on the production, consumption, and distribution of traditional and nontraditional forms of energy, with the goals of reducing the consumption of energy and maximizing its conservation.

**Energy Facility**

(LCP) Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source energy.

**Engineering Geologist, Certified**

A registered geologist who has been certified by the State of California to practice engineering geology.

**Engineering Geology**

The application of geologic data, techniques, and principles to the study of naturally occurring rock and soils materials or groundwater for the planning design, construction, operation and maintenance of engineering structures, and the development of groundwater resources, are properly recognized and adequately interpreted, utilized, and presented for use in engineering practice.

**Environmental Impact Report (EIR)**

(LCP) A report required by the California Environmental Quality Act which assesses all the environmental characteristics of an area and determines what effects or impact will result if the area is altered or disturbed by a proposed actions.

**Environmentally Sensitive Habitat**

(LCP) Per the Coastal Act, any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

**Erosion**

(LCP) The loosening and transportation of rock and soil debris by wind, rain or running water. The gradual wearing away of the upper surfaces of the earth.

**Essential Habitat**

(LCP) The habitat of a rare, endangered or locally unique plant or animal which is occupied by that species, including: (a) area required for food, water, nesting or denning sites, reproduction, predation, and migration for animals; and (b) soil, climate and geographic requirements for plants.

**Estuary**

(LCP) The seaward end of a river valley where fresh water mixes with and measurably dilutes seawater and where tidal effects are evident.

**Exotic Species**

(LCP) Plant or animal species introduced into an area where they do not occur naturally; non-native species. (See Invasive Species.)

**Farmers Home Administration (FmHA)**

A federal agency providing loans and grants for improvement projects and low income housing in rural areas.

**Feasible**

(LCP) Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**Fill**

(LCP) The deposition of earth or other material by artificial means for any purpose, for any length of time including the stockpiling of material, or the conditions resulting therefrom.

**Fire Department**

The office of the Fire Marshal of the County of Santa Cruz or any regularly organized fire protection district within its respective jurisdictional area.

**Fish and Game Advisory Commission**

A commission appointed by the Board of Supervisors to advise the Board on the propagation and conservation of fish and game, including preserving natural habitats, wildlife, and the environment in general.

**Floodplain**

(LCP) The relatively level land area on either side of a stream's banks that is subject to flooding. Unless otherwise specified, the one-hundred year flood plain is used for planning purposes by federal agencies and the County and is designated on Flood Boundary and Floodway Maps prepared by the Federal Insurance Administration and included on the General Plan and Local Coastal Program Constraints Maps. The 100-year flood plain is the area covered by flood which has a 1% chance of occurring in a given year. (See floodway.)

**Floodway**

(LCP) The channel of a river or other watercourse and the adjacent land area required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. (See floodplain.)

**Functional Capacity**

(LCP) The ability of a particular ecosystem to be self-sustaining and to maintain natural species diversity.

**Geologic Hazard**

(LCP) A threat to life, property, or public safety caused by geologic or hydrologic processes such as faulting and secondary seismic effects, landsliding, erosion, liquefaction, flooding, tsunami or storm wave inundation.

**Geologic Hazards Assessment**

(LCP) A brief review of the possible geologic hazards present at the site conducted by the staff geologist.

**Geologic Report, Preliminary**

(LCP) A brief geologic investigation conducted by a registered geologist on contract with the County which assesses hazards in the San Andreas and San Gregorio Fault Zones for single-family dwelling permits.

**Geologic Report, Full**

(LCP) A complete geologic investigation conducted by a registered geologist hired by the applicant, and completed in accordance with the County Geologic Report Guidelines.

**Grading**

(LCP) Excavating, filling, leveling or smoothing, or a combination thereof.

**Gross (Area/Land) Acres**

(LCP) The total acreage in a parcel, or defined area.

**Groundwater**

(LCP) Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge**

(LCP) The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils or other substrate into aquifers which provide underground storage.

**Groundwater Recharge Area**

(LCP) An area which by nature of surface soil, slope and subsurface geology is particularly important for allowing surface water to percolate to underground storage.

**Heavy Industry**

(LCP) Major manufacturing plants such as canneries, oil refineries, raw materials processing, etc.

**Historic Resources Commission**

A commission appointed by the Board of Supervisors to advise the Board on matters concerning historic resources, to review development applications affecting historic sites, and to designate properties as Historic Landmarks.



**Historic Theme Park**

(LCP) A park or commercial amusement establishment, the design and contents of which have a basis in the history of a place or area, and which therefore have an educational focus.

**Home Occupation**

An accessory use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and services performed by the full-time inhabitant of the unit.

**Household**

(LCP) All persons occupying a single dwelling unit.

**Household (Housing), Lower Income**

(LCP) Those households whose income, with adjustments for household size, is less than 80 percent of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

**Household (Housing), Moderate Income**

(LCP) Those households whose income, with adjustments for household size, is between 80% and 120% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

**Household (Housing), Very Low Income**

(LCP) Those households whose income, with adjustments for household size, is no greater than 50% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

**Housing Advisory Commission (HAC)**

A commission appointed by the Board of Supervisors to advise the Board and Planning Commission on housing policy and programs.

**Housing and Urban Development Department of the State of California (HCD)**

The state agency principally charged with assessing, planning for and ensuring that communities meet the housing needs of low and moderate income households.

**Housing and Urban Development, U.S. Department of (HUD)**

A cabinet level department of the federal government which administers housing and community development programs such as Section 8 and CDBG.

**Housing Assistance Plan (HAP)**

Part of the County's application for Federal Housing and Community Development funds. The HAP identifies housing needs and goals for use in allocation of federal subsidies.

**Housing Element**

One of seven State-mandated planning documents which make up the General Plan. Article 16.10 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family."

**Housing Unit**

(LCP) The place of permanent or customary abode of a person or family. It includes a single family dwelling, multi-family dwelling, a condominium, modular home, a mobile home, a cooperative housing project, or any other residential unit considered real property under state law. It is also a dwelling that cannot be moved without substantial damage or cost. At a minimum, a housing unit has cooking facilities, a bathroom, and a place to sleep.

**Housing, Qualifying (Senior) Resident**

A person 62 years or older, or a person 55 or older residing in a residential development of at least 150 dwelling units which is developed for, or substantially rehabilitated or renovated for, senior citizens, as referred to in Government Code section 65915 and defined in Civil Code section 51.3; in the event the Government Code reference or the Civil Code definition is amended, this definition shall be deemed to be amended to the same effect. (See Elderly.)

**Impervious Surface**

(LCP) Surfaces through which water cannot penetrate, such as roofs, roads, sidewalks and parking lots. The amount of impervious surfaces increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Implementing Actions**

(LCP) The ordinances, regulations, or programs which implement the provisions of the certified local coastal program.



**Imported and Nonrenewable Energy Supplies**

Energy resources imported to the United States from other countries and energy resources which are depleted by use, e.g., oil, natural gas, uranium, coal.

**Incentive Zoning**

(LCP) See Density Bonus/Incentive Zoning.

**Incidental (Use)**

See Accessory.

**Inclusionary Housing/Zoning**

(LCP) Affordable housing which is provided/required as a part of a larger market-rate housing development project.

**Infill**

(LCP) Development of vacant land (usually individual lots or left-over properties) within areas that are already developed.

**Infrastructure**

(LCP) Public services and facilities, such as sewage disposal systems, water supply systems, roads, fire protection services and schools.

**Integrated Pest Management**

(LCP) A system of controlling insect pests through a combination of techniques, including natural predators and biological controls, use of pest-resistant varieties, modifying environmental conditions, close monitoring of pest levels, and use of chemical pesticides only when needed as part of an overall control strategy.

**Intermittent Stream**

(LCP) A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. Intermittent streams are typically designated by a dash and dots symbol on the largest scale United States Geological Survey topographic map available.

**Intermittent Wetland**

(LCP) Wetland areas where another land use, such as agriculture, takes place during certain times of the year.

**Invasive Species**

(LCP) Non-native species which disrupt and replace native species. (See Exotic Species.)

**Land Clearing**

(LCP) The removal of vegetation down to duff or bare soil, by any method.

**Landslide-Prone Areas**

(LCP) An area with a high potential for landsliding, such as old landslide deposits, very steep slopes, areas within or adjacent to fault zones, and areas with adverse geological formations which are susceptible to failure.

**Land Use**

(LCP) The occupation or utilization of land or water area for any human activity or any defined purpose.

**Large Residential Development**

(LCP) A project of 20 or more residential units.

**Lateral Access**

(LCP) A path or trail which runs parallel to or along the shoreline. Widths of lateral access may vary, but in areas where sandy beaches exist they generally include a minimum of 25 feet of dry sandy beach.

**Ldn — Day-Night Average Sound Level**

(LCP) The A-weighted average sound level for a given area (measured in decibels) during a 24 hour period, with a 10 db weighting applied to night time sound levels (10 p.m. to 7 a.m.).

**Least Disturbed Watersheds**

(LCP) Watersheds which are relatively undisturbed by development and worthy of recognition for their importance and designated for their continued protection. Least Disturbed Watershed areas serve water supply, recreation and wildlife habitat functions, as well as provide a scenic backdrop; they have clear running streams, a high percentage of old growth redwoods, few roads, and almost no residential development.

**Local Agency Formation Commission (LAFCO)**

(LCP) Each county in California has a Local Agency Formation Commission. In Santa Cruz County, LAFCO is made up of two members of the Board of Supervisors, two members of City Councils in Santa Cruz County chosen by the Mayors' Select Committee, and a fifth member appointed by the other four. LAFCO reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities; and can approve, disapprove, or conditionally approve these proposals.

**Locally Unique**

(LCP) A native biotic resource growing in its native state whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual associations with other species.

**Local Coastal Program**

(LCP) A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act at the local level.

**Major Vegetation**

(LCP) Vegetation is defined as 'major' on a site-specific basis, depending on its size, extent, variety, uniqueness, and relation to the environment in which it is located.

**Marsh**

(LCP) Any area designated as marsh or swamp on the largest scale United States Geological Survey topographic map most recently published. These are usually areas covered periodically or permanently with shallow water, either fresh or saline.

**Matrix System**

(LCP) A clear set of criteria which determines residential densities within General Plan density ranges based on consideration of site resources and constraints and available public services and facilities.

**May**

A permissive term which leaves full discretion to the County.

**Mean Rainy Season (Bankfull) Flowline**

(LCP) The line at the edge of the channel of a perennial or intermittent stream which marks the level of flow (discharge) that statistically occurs on the average of once every 1.5 years. The line is generally marked by a distinct change in the channel cross-section and the occurrence of permanent woody vegetation.

**Minimum Economic Farm Unit**

(LCP) An area of farmland of sufficient size to provide a return to land and capital investment or a return to cover costs of a new investment.

**Minimum Fire Protection Standards**

(LCP) An established level of service by the responsible fire department for protecting property against damage or destruction by fire. The two most commonly used standards measure available water flow rates in gallons per minute, and response time from the station to the property measured in minutes.

**Minipark**

Small neighborhood park of approximately one acre or less.

**Mitigation**

(LCP) Actions taken to eliminate or alleviate environmental impacts identified in the environmental review process established by CEQA.

**"Mode" of Travel**

The type of transportation used (e.g., automobile, taxi, bus, railroad) in making a trip.

**National Ambient Air Quality Standards**

(LCP) The state and federally prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**Native American Cultural Site**

Any mound, midden, cave, place of settlement, burial ground, ceremonial ground, mine, trail, rock art, or other feature or location which contains either human remains or artifacts of Native Californians and which is at least 100 years of age.

**Natural Materials**

(LCP) Materials which replicate the natural land form as much as possible; e.g., for shoreline protection structures, rip rap would be preferable to a concrete wall.

**Neighborhood Access**

(LCP) Shoreline access for use by local residents, with limited improvements and signing only at the trailhead. (See Shoreline Access.)

**Net Developable**

(LCP) The portion of a parcel which can be used for density calculations. Public or private road rights-of-way and land not developable [see definition of "Developable Land"] are not included in the net developable acreage (land) of a parcel.



## **Net Energy Benefit**

(LCP) The difference between the energy produced and the energy required for production, including the indirect energy consumed in the manufacture and delivery of components.

## **New Development**

(LCP) Any development activity excluding reconstruction, demolition, alteration or improvement of any structure which is not in excess of fifty percent of the existing structure's fair market value. (See Development.)

## **Noise Attenuation**

(LCP) The ability of a medium to reduce the level of a noise source, specified in decibels (db) of transmission loss. Examples are earth berms and solid concrete block walls.

## **Noise Contour**

(LCP) A line connecting points of equal noise level as measured on the same scale.

## **Noncoastal Dependent Uses**

(LCP) Uses that can operate inland, away from the ocean.

## **Nonessential, Decorative and Advertising Uses of Fossil Fuels and Electricity**

Advertising uses which are not integral to the communication of information to customers, consumers or users and are purely aesthetic, e.g., rotating signs; illuminated facades; exterior fossil fuel burning fireplaces; outdoor heaters; or uses of energy for other than health, safety or security purposes after hours of business operation.

## **Open Space Easement**

(LCP) A contract between a landowner and Santa Cruz County to restrict the development of land in return for a property tax reduction or stabilization; the minimum term of the contract is ten years. In general, the amount of tax reduction is proportional to the use forfeited: that is, the current use of the land and future restrictions are weighed against the potential as shown on the general plan.

## **Overdraft**

Any draft of groundwater which is withdrawn over the long term in a rate or volume in excess of the sustainable yield of a groundwater basin. Existence of overdraft implies that continuation of present water management practices will result in reduction of the water resource, uneconomic pumping conditions, degradation of groundwater quality, interference with water rights, and/or land subsidence.

## **Package Sewer Plant**

(LCP) A sanitation system for the collection and treatment of wastes from a limited area of development with local disposal of the treated effluent. If the system is operated to serve more than one property owner, a government entity is required to guarantee operation and maintenance.

## **Paleontology**

(LCP) A science dealing with the life of past geologic periods as known from fossil remains.

## **Park Dedication In-Lieu Fee**

(LCP) A fee paid by builders of new dwelling units in lieu (instead) of providing the amount of park land needed (according to park and recreation standards) by the future residents of the dwelling units.

## **Park and Recreation Commission.**

A commission appointed by the Board of Supervisors to advise the Board on parks, historical resources, open space, and cultural services, and to make recommendations regarding them in the General Plan.

## **Perennial Stream**

(LCP) A stream that normally flows throughout the year. Perennial streams are typically designated by a solid line symbol on the largest scale United States Geological Survey topographic map available.

## **Performance Bond**

A surety bond or cash deposit posted by a developer to ensure that required conditions or improvements will be satisfactorily completed.

## **Person**

(LCP) Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

## **Planning Commission**

A commission appointed by the Board of Supervisors to develop and maintain the General Plan, to review the Planning Department work program and budget, and to review the County's Capital Improvements Program. The Commission also conducts public hearings on applications for rezoning, subdivisions and other development projects.

## **POSCS**

County Department of Parks, Open Space, and Cultural Services.



**Pond**

(LCP) A small natural body of standing water which supports an aquatic community and riparian vegetation.

**Prime Farmland Soils**

(LCP) Soils which meet the U.S. Department of Agriculture, Soil Conservation Service (SCS) physical-chemical parameters for prime farmland, as published in the Federal Register, Vol. 43, No. 21, January 31, 1978, and modified by the SCS for California conditions. In addition to Class I and Class II soils, these soils include several Class III soils and a Class IV soil. For a more detailed explanation of these soils classifications, see the 1980 LCP Agriculture Background Report.

**Prime Rangeland Soils**

(LCP) Soils which meet the California Department of Food and Agriculture physical-chemical parameters for prime rangeland, as defined in its January 1978, ACR 11 Report Pertaining to Prime Agricultural Land. For a more detailed explanation of these soil classifications, see the 1980 LCP Agriculture Background Report.

**Priority Processing**

(LCP) The processing by the Planning Department of development projects which contain a specified minimum percentage of affordable housing units in advance of all other development proposals.

**Public Health Commission**

A commission appointed by the Board of Supervisors to advise the Board on preventive health and health care programs.

**Public Recreation**

(LCP) Recreational facilities owned by the public or available for use by the general public by right, custom, or license.

**Public Water Service**

County water districts, municipal water services, or private or mutual water companies with more than 15 service connections.

**Public Works**

- (LCP) (a) All production, storage, transmission, and recovery facilities for water, sewage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
- (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
- (c) All publicly financed recreational facilities, all projects of the state Coastal Conservancy, and any development by a special district.
- (d) All community college facilities.
- (e) The Santa Cruz County Department of Public Works.

**Rare and Endangered Species**

(LCP) Those plant species on the list of the California Native Plant Society as recognized by the California Department of Fish and Game. Those animal species identified by the California Department of Fish and Game as rare and endangered animal species occurring in Santa Cruz County. (See Appendix C for species lists.)

**Recreation**

(LCP) Refreshment of strength and spirits after work; also a means of refreshment or diversion.

**Renewable Energy Resources, Locally Available**

Renewable energy resources which exist in Santa Cruz County and the Monterey Bay region or are available from commercial and public operations in the region.

**Renewable Energy Source**

(LCP) Energy sources which are not depleted by use and are available as natural flows of energy and materials in the environment, e.g., solar, wind, falling water, plant matter, by-products of human activities.

## Renewable Fuels

Fuels derived from renewable energy resources such as alcohol, synthetic oil, or methane from plant material; or hydrogen or its derivatives produced by electrolysis using electricity generated with renewable energy conversion devices.

## Replacement of Structures

(LCP) The action or process of restoring a structure to its former place or position. Replacement must be consistent with zoning requirements, be of the same use, and in size, area, height, and bulk no more than 10% in excess of the destroyed structure. (See Structure.)

## Reservoir

(LCP) An artificial body of standing water which supports an aquatic community and riparian vegetation.

## Response Time

Length of time between the departure of ground fire vehicles from the fire station to their arrival at the scene of a fire. (See "Minimum Fire Protection Standards".)

## Resource-Based Industry

(LCP) Industry which relies on proximity to resources that exist in the Coastal Zone, but is not itself coastal-dependent.

## Restoration of a Wetland

(LCP) In general, restoring water quality, natural vegetation, and natural drainage. Restoration may include such things as dredging toxic sediments from the bottom of a lagoon, cleaning out garbage, protecting the wetland from inflow of polluted water or excessive sedimentation, regrading to allow the maintenance of an adequate water level or natural flushing action, and replanting native vegetation.

## Retention

(LCP) Drainage facilities which collect and maintain water from storm runoff and provide for disposal through infiltration to the ground. The use of such facilities limits runoff rates and maintains groundwater recharge.

## Retrofit

(LCP) (a) Any addition or modification to existing buildings, devices or equipment. Often refers to changes which improve the efficiency of the energy use of such building, device or equipment.  
(b) To add materials and/or devices to an existing building or system to improve its operation or efficiency.

## Riparian Corridor

(LCP) Lands which are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian corridors are delineated by the existence of plant species normally found near fresh water and include the following six categories. The boundary shall be defined as the outer limit of the occurrence of riparian vegetation and may extend farther than the below specified distances.

- (1) Lands within a stream channel, including the stream and the area between the mean rainy season flowlines,
  - (2) Lands extending 50 feet (measured horizontally) out from each side of a perennial stream. Distance shall be measured from the mean rainy season flowline,
  - (3) Lands extending 30 feet (measured horizontally) out from each side of an intermittent stream. Distance shall be measured from the mean rainy season flowline,
  - (4) Lands extending 100 feet (measured horizontally) from the high water mark of a lake, wetland, estuary, lagoon or natural body of standing water,
  - (5) Land within an arroyo, within the USL or RSL,
  - (6) Lands containing a riparian woodland.
- (See definition of "Mean Rainy Season Flowline".)

## Riparian Vegetation/Woodland

(LCP) Those plant species that typically occur in wet areas along streams or marshes. A Woodland is a plant community that includes these woody plant species that typically occur in wet areas along streams or marshes. Characteristic species are: Black Cottonwood (*Populus trichocarpa*), Red Alder (*Alnus oregona*), White Alder (*Alnus Rhombifolia*), Sycamore (*Platanus racemosa*), Box Elder (*Acer negundo*), Creek Dogwood (*Cornus californica*), Willow (*Salix*).

## Rural Area

(LCP) Area outside the Urban Services Line.

## Rural Road Standards

Those physical road standards as defined in Section 6.5 of the General Plan and LCP Land Use Plan which provide adequate access for fire protection; in addition, the road must be County-maintained or be within a County service area to provide road maintenance or have a road maintenance agreement or road association deemed adequate to provide long-term maintenance. Development projects on County-maintained roads may be required to improve roads in excess of these standards to meet the Public Works Design Criteria standards for rural public roads.



**Rural Services Line (RSL)**

A fixed boundary line defining those areas located outside the Urban Services Line which have recognized urban densities which may or may not have full urban services.

**Salamander Protection District**

(LCP) A combining zone district established for the protection of the Santa Cruz Long-Toed Salamander. The purposes of the Salamander Protection, or "SP," Combining District are:

- (a) To designate those lands which are located in the Santa Cruz Long-Toed Salamander's breeding ponds and terrestrial habitats.
- (b) To ensure the survival of this State and Federally designated endangered animal subspecies through protection of its natural habitat.
- (c) To regulate the use of such lands in accordance with the habitat requirements of the salamander.

**Saltwater Intrusion**

(LCP) The induced movement of ocean water into coastal aquifers which have been depleted of fresh water generally due to over-drafting (excessive withdrawal from wells) and/or reduction of recharge.

**Santa Cruz County Regional Transportation Commission (SCCRTC)**

A state-mandated commission, appointed by the County Board of Supervisors, the Mayor's Select Committee, and the Santa Cruz Metropolitan Transit District, for comprehensive management of all types of transportation in the entire County, including pedestrian, bicycle, automobile, public transit, rail, and air.

**Santa Cruz Long-Toed Salamander (*Ambystoma Macrodictylum Croceum*)**

(LCP) A medium-sized (2-1/8 - 3-1/4" long) salamander found only in Santa Cruz County (Valencia, Ellicott, and Aptos Seascape Ponds, and environs) and in Monterey County (Struve or Bennett Pond). Has yellow-orange blotches on a black back, long slender toes. Migrates on warm, rainy nights to breeding ponds, moving in straight paths from as much or more than one mile away. Aestivates in various terrestrial habitats. Federally and state designated as an endangered species.

**Scenic Road**

(LCP) A road which has been designated as having unusual or outstanding scenic qualities.

**Senior**

See Elderly.

**Seniors Commission**

A commission appointed by the Board of Supervisors to advise the Board on the needs, program proposals, services, and any other matters affecting persons over 60 years of age.

**Sensitive Coastal Resource Areas**

(LCP) Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following:

- (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries, as mapped and designated in Part 4 of the 1975 California Coastal Plan.
- (b) Areas possessing significant recreational value.
- (c) Archaeological sites referenced in the California Coastline and Recreation Plan, or as designated by the State Historic Preservation Officer.
- (d) Special communities or neighborhoods which are significant visitor destination areas.
- (e) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (f) Areas where divisions of land could substantially impair or restrict coastal access.

**Sensitive Habitat**

(LCP) Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. (See section 5.1.)

**Septic Constraint Areas**

Those areas designated as having constraints for individual sewage disposal systems, and as shown on maps of septic constraint areas on file with the Director of Environmental Health. Constraints include high groundwater conditions, poor soil conditions, septic tank systems with historic problems, and lands identified as primary groundwater recharge areas.

**Septic (Tank) System**

(LCP) A system for treating sewage that involves a settling tank through which liquid sewage flows and in which solid sewage settles to the bottom and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal. Effluent from a tank is discharged to the soil through an absorption device, typically a rock filled trench.

**Shall**

(LCP) A mandatory provision except where it is used to direct a County or other public officer or employee to perform certain acts, in which case it is directory only.



## Shoreline Access

(LCP) The provision of public pedestrian access from a public thoroughfare to and along the shoreline.

## Shoreline Destination

(LCP) An area which provides either contact with the water's edge, such as a beach, or visual access to the ocean, such as a blufftop trail or observation point.

## Should

(LCP) A provision which must be followed unless there are conflicting policies or specific overriding social, economic or environmental considerations.

## Signal Preemption

A system used by emergency and public transit vehicles to change signal phasing from red to green, allowing for more rapid crosstown access.

## Siltation

(LCP) The accumulated deposition of eroded material; the gradual filling in of streams and other bodies of water with sand, silt and clay.

## Slope

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

## Special District

(LCP) Any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special district" includes but is not limited to a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate or service charge will be levied to pay for a service or improvement benefiting that area.

## Special Forests

(LCP) Forest areas, designated on the General Plan and Local Coastal Program Biotic Resources Maps, which are unique natural communities, limited in supply and distribution, threatened by substantial disturbance from human activities, and which provide habitat for rare, endangered and/or locally unique species of plants and animals. Examples of Special Forests include San Andreas Live Oak Woodlands, Valley Oak, Santa Cruz Cypress, indigenous Ponderosa and Monterey Pine, and ancient forests.

## Special Treatment Area (forestry)

(LCP) An identifiable and geographically bounded forest area within the coastal zone that constitutes a significant habitat area, area of special scenic significance, and any land where logging activities could adversely affect public recreation areas or the biological productivity of any wetland, estuary, or stream especially valuable because of its role in a coastal ecosystem.

## Storm Runoff

(LCP) Surplus surface water generated by rainfall that does not seep into the soil, but flows over the land to streams, rivers or lakes.

## Structure

(LCP) Building or other facility including but not limited to any road, retaining wall, pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission or distribution line. (See Replacement of Structures.)

## Substandard Housing

Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

## Sustained Yield

- (a) For timber resources: The management of forest resources so that over the long term the amount of timber harvested does not exceed the net growth of new timber. Management of a forest property for continuous production with the aim of achieving, at the earliest practicable time, an approximate balance between net growth and harvest, either by annual or somewhat longer periods.
- (b) For water supply: The management of water resources so that over the long term, the amount of water extracted or used does not exceed the system needs. The minimum standard for determining the adequacy of an individual water supply for long term use. For wells, minimum sustained source yield for each connection is 3 gallons per minute for 24 hours of continuous pumping during November through July or until 4320 gallons have been achieved during a time period of 24 hours or less of continuous pumping; and 2 gallons per minute for 24 hours of continuous pumping during August through October or until 2880 gallons have been achieved during a time period of 24 hours or less of continuous pumping.

**Timberland**

(LCP) Privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable for growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

**Transmission Lines**

(LCP) Utility transmission and distribution lines, including service lines (from the edge of a parcel to the structure receiving service), and extensions (from the existing distribution line along a public road or over private property to the edge of the parcel to receive service).

**Transportation Commission**

See Santa Cruz County Regional Transportation Commission (SCCRTC).

**Trip**

A one-way journey that proceeds from an origin to a destination by a single type of vehicular transportation.

**Uniform Building Code (UBC)**

A national standard building code, adopted with amendments pursuant to the Santa Cruz County Code, which sets forth minimum standards for construction.

**Uniform Housing Code**

State housing regulations governing the condition of habitable structures with regard to health and safety standards; and which provides for the conservation and rehabilitation of housing in accordance with the UBC; administered in Santa Cruz County by the Environmental Health Services.

**Unique**

A biotic resource whose presence is unusual and/or of special interest due to extremities of range, special soil types, or unusual associations with other species.

**Unique Farmland of Statewide Importance**

(LCP) Farmland, other than prime farmland soils, which produces those crops of greatest economic significance to the state, as defined in the California Department of Food and Agriculture, January 1978 ACR 11 Report Pertaining to Prime Agricultural Land. For a more detailed discussion of this farmland classification, see the LCP Agriculture Background Report.

**Urban Area**

(LCP) The area within the Urban Services Line.

**Urban Density Development**

(LCP) Development at densities greater than one dwelling unit per acre or the equivalent.

**Urban Road Standards**

Those standards defined in the Public Works Design Criteria for urban roads. Urban roads shall be dedicated to the public for use and maintenance except for internal project circulation roads.

**Urban Services Line (USL)**

(LCP) A boundary line defining those areas planned to accommodate urban densities of development as based on the pattern of existing urban services and those projected to be established in the planning period. The Urban Service Line is subject to change in the future where consistent when the requirements of the Coastal Act, the needs of the community and the availability of supporting urban infrastructure.

**Urban/Rural Boundary**

(LCP) A distinct line which separates rural areas and (1) urban areas defined by the Urban Services Line, or (2) areas with recognized urban densities as defined by the Rural Services Line.

**Vermiculture**

Use of earthworms to further digest sludge from treated sewage to obtain nutrient-rich toxin free castings (worm feces) for high performance fertilizer.

**Vertical Access**

(LCP) A path or trail which connects the nearest public roadway with a shoreline destination via a reasonably direct route.

**Viewshed**

(LCP) The area within view from a defined observation point.

**Visitor Accommodations**

(LCP) Visitor serving facilities for overnight or extended stay use, such as hotels, motels, horizontal hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and appurtenant uses.

**Visitor Accommodation Unit**

(LCP) A visitor-serving unit not exceeding four rooms, one of which is a bathroom, one of which may be either a kitchen or an additional bathroom, and not exceeding 600 sq. ft. overall. A studio with bath and kitchenette counts as 3/4 unit.



### Visitor-Serving Commercial (Uses)

(LCP) Land uses and developments that attract and provide services to visitors to Santa Cruz County for business, recreation, and enjoyment, and consisting of such uses as visitor accommodations, food services, recreational facilities and services, conference centers, and tourist serving retail uses.

### Wastewater Disposal

(LCP) Any system which disposes of wastewater on or in the vicinity of the project site, including individual septic systems, group septic system, and package treatment plants.

### Water Advisory Commission

A commission appointed by the Board of Supervisors to advise the Board on water policy, water resource needs, and water supply development.

### Water Quality Constraint Area

The following areas which are located within one mile of intakes used for public water supply and are located within the watersheds of those intakes:

- (a) City of Santa Cruz intakes on Reggiardo, Laguna, and Majors Creeks, and Liddell Spring;
- (b) Bonnymede Mutual intake on Reggiardo Creek;
- (c) Davenport water system intakes on Mill and San Vicente Creeks.

### Water Rights

A legal right to use surface water. This may be a common law riparian right wherein a property owner is entitled to use of water which touches his property or it may be an appropriative right which has been granted by the State Water Resource Control Board. Water rights specify the amount of water that can be used and may include such conditions as maintenance of a minimum downstream flow.

### Watershed

(LCP) The total area above a given point on a watercourse that contributes to its waterflow; the entire region drained by a waterway or watercourse that drains into a stream, spring, lake or other body of water.

### Water Supply Watershed

(LCP) All of the land area which contributes surface runoff to an existing or proposed reservoir or intake used for water supply. This includes everything upstream of that point.

### Wetlands

(LCP) Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water periodically or permanently. Examples of wetlands are saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

The US Army Corps of Engineers, and other federal agencies, utilize a "unified methodology" which defines wetlands as "those areas meeting certain criteria for hydrology, vegetation, and soils."

### Wildlife Corridor

Linear spaces that connect the various areas of an animal's habitat; links between feeding, watering, resting and breeding places. These corridors are especially important to larger, wider-ranging animal species.



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# **APPENDICES**

- A. BACKGROUND AND REFERENCE SOURCES
- B. SENSITIVE HABITAT PLANT AND ANIMAL SPECIES
- C. MITIGATION MEASURES FOR DEVELOPMENT  
IMPACTS ON SCHOOL FACILITIES

# APPENDIX A

## BACKGROUND SOURCES

Background Sources are items which contain information used to develop the 1994 General Plan and Local Coastal Program. Any policies found within these sources are superceded by the 1994 General Plan and Local Coastal Program.

County of Santa Cruz, General Plan, September 1980, as amended.

County of Santa Cruz, Local Coastal Program Land Use Plan, May 1981, as amended.

County of Santa Cruz Planning Department, Board of Supervisors Staff Report, Public Hearing to Consider Subdivision Application 86-0675, Michael and Jacqueline Keogh, Applicants, APN 102-361-13, February 4, 1991.

Fire Safety Element, Santa Cruz County, March 1978.

Fire Safety Element Amendment, Santa Cruz County, April 1979.

General Plan Background Report, 1991. (The sources for the Background Report are also the sources for the General Plan - additional items have been added to this list.)

Master Plan for Water Development, 1968-2020. Creegan & D'Angelo-McCandless, June 1968.

Marino, Andrew A., Phd., J.D., "Evaluation of Potential Health Risks Due to Powerline Electric and Magnetic Fields for the Keogh Property Environmental Assessment", December 20, 1991.

Parks, Recreation and Open Space Plan. Santa Cruz County, June 1972.

Shoreline Access Maps and Charts, November 1982. Local Coastal Program Land Use Plan.

Silicon Valley Diversified Subdivision Draft Environmental Impact Report, Nichols-Berman, November 1, 1991. This EIR reproduces the following report prepared by Andrew A. Marino, Phd, "Evaluation of Potential Health Risks Due to Powerline Electric and Magnetic Fields for the Buena Vista Estates Environmental Impact Report", June 11, 1991.

## **REFERENCE DOCUMENTS**

Reference Documents are items which are to be used with the 1994 General Plan and Local Coastal Program. These documents are companion documents and are adopted with the General Plan and Local Coastal Program by reference. Some of the documents may be separate elements required by State law. These documents contain policies of an equal weight to the General Plan and Local Coastal Program.

California Coastal Act of 1976, updated January 1993.

Capital Improvement Program, County of Santa Cruz, May 1994, updated annually.

Congestion Management Program, Santa Cruz County, 1992, updated annually.

County of Santa Cruz Source Reduction and Recycling Element, 1992.

Monterey Bay Unified Air Pollution Control District and Association of Monterey Bay Area Governments, 1989 Air Quality Management Plan, June 1989.

Monterey Bay Unified Air Pollution Control District, Air Quality Data for the North Central Coast Air Basin, 1988 and 1989.

Regional Transportation Plan, Santa Cruz County, 1992, updated annually.

Santa Cruz County Hazardous Waste Management Plan, 1989.

Seismic Safety Element, Santa Cruz County, August 1975.



## APPENDIX B

Appendix B consists of lists of plants and animals (and their habitats) which are described in Section 5.1 of the General Plan and Local Coastal Program Land Use Plan. This appendix contains a series of lists which collectively address all the plant and animal species and their associated habitats which are to be protected in Santa Cruz county. As state and federal lists change, this catalogue will be amended to reflect the most current information. Updates can be made without General Plan/LCP amendments or certification by the California Coastal Commission.

**THREATENED, ENDANGERED OR ANIMALS OF SPECIAL CONCERN IN SANTA CRUZ COUNTY**  
Updated 3/1/94

SPECIES	STATE/FEDERAL LISTING	SPECIES OF SPECIAL CONCERN	KEY
<b>SPIDERS AND RELATIVES</b>			<b>STATE</b>
Dolloff Cave Spider	C2		<b>SE</b> State listed Endangered
Santa Cruz Telemán Spider	C2		<b>ST</b> State listed Threatened
Empire Cave Pseudoscorpion	C2		<b>SCE</b> State candidate Endangered
<b>GASTROPODS</b>			<b>SCT</b> State candidate Threatened
California Brackish Water Snail	C2		
<b>INSECTS</b>			<b>FEDERAL</b>
Barbate (Mt. Herman) June Beetle	C2		<b>FE</b> Federally listed Endangered
Opler's Longhorn Moth	2R		<b>FT</b> Federally listed Threatened
Monarch Butterfly (wintering sites)	†		<b>FPE</b> Federally proposed Endangered
<b>FISHES</b>			<b>FPT</b> Federally proposed Threatened
Coho (Silver) Salmon		Yes	
Tidewater Goby	C2	Yes	<b>C1</b> Sufficient data to support Federal listing
<b>AMPHIBIANS AND REPTILES</b>			<b>C2</b> Listing may be warranted, but data insufficient to support Federal listing.
Santa Cruz Long-toed Salamander	SE/FE		
California Red-legged Frog	C2	Yes	<b>1R</b> Recommended for C1 status by U.S. Fish and Wildlife Service (USFWS).
Western Pond Turtle		Yes	
San Francisco Garter Snake	SE/FE		<b>2R</b> Recommended for C2 status by USFWS
Horned Lizard		Yes	
<b>BIRDS</b>			
Bank Swallow	ST		
Black-crowned Night Heron		Yes	† Species fall into one or more categories:
Black-shinned Hawk		Yes	• Biologically rare, very restricted in distribution or declining throughout their range.
Black Swift		Yes	• Species closely associated with a habitat that is rapidly declining in California.
Brown Pelican	SE/FE		• California population(s) are threatened with extirpation.
Burrowing Owl		Yes	
California Least Tern	SE/FE		
Cooper's Hawk		Yes	
Double Crested Cormorant		Yes	
Golden Eagle		Yes	
Ferruginous Hawk		Yes	
Marbled Murrelet	SCT/FPT		
Merlin		Yes	
Osprey		Yes	
Peregrine Falcon	SE/FE		
Purple Martin		Yes	
Sharp-shinned Hawk		Yes	
Spotted Owl		Yes	
Tricolored Blackbird	C2	Yes	
Western Snowy Plover	FT	Yes	
Western Yellow Billed Cuckoo	SE		
Willow Flycatcher	SCE		
Yellow Breasted Chat		Yes	
Yellow Warbler		Yes	
<b>MAMMALS</b>			
American Badger		Yes	
Monterey Ornate Shrew	C2	Yes	
Northern (Stellar) Sea Lion	FT		
Santa Cruz Harvest Mouse	C2	Yes	
Southern Sea Otter	FT		

**CALIFORNIA STATE PLANT SPECIES OF CONCERN FOUND IN SANTA CRUZ COUNTY - RARE AND/OR ENDANGERED**  
Updated 3/1/94

	SCIENTIFIC NAME	COMMON NAME	STATE/ FEDERAL STATUS	LOCATION	THREAT
	<i>Agrostis agristiglmis</i>	Awned bentgrass	C1	Small colony on bluff near Greyhound Rock	
	<i>Agrostis blasdalei</i>	Blasdale's bentgrass	C2	Few colonies in coastal grasslands, mostly Swanton/Greyhound Rock areas.	Threatened in part by agricultural conversion.
	<i>Amsinckia lunaris</i>	Bent-flowered fiddleneck		Small colonies on slopes in Swanton area.	No immediate threat?
	<i>Arabis blepharophylla</i>	Coast rock cress	C3c	One colony near Eagle Rock, purchased by Sempervivons Fund.	No immediate threat.
	<i>Arctostaphylos glutinosa</i>	Schreiber's manzanita	C2	Chalk ridges NE of Swanton, most of habitat owned by Lockheed.	Up to 1/3 population removed for fire suppression. Possible long-term threat from fire suppression.
	<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	Hooker's manzanita		Maritime chaparral in San Andreas/Calabasas area.	Threatened by residential development and competing exotics, especially Eucalyptus.
X?	<i>Arctostaphylos pajaroensis</i>	Pajaro manzanita		Collected in same area as A. hookeri, probably always rare in Santa Cruz Co.	Threats same as A. hookeri if not already extirpated in Santa Cruz County.
E	<i>Arctostaphylos silvicola</i>	Silver leaved manzanita	CE/C2	Zayante sandhills and Bonny Doon	Residential development and sand quarrying. Large population in Bonny Doon protected.
X	<i>Arenaria paludicola</i>	Marsh sandwort	CE/C1	Only colony at Camp Evers marsh in Scotts Valley habitat destroyed for golf course and trailer park.	Habitat destroyed.
	<i>Calyptidium parryi</i> var. <i>hesseae</i>	Santa Cruz Mtns pussypaws		Rare, few locations in sandy chaparral north of Watsonville, reported in Ben Lomond Mtn and Zayante sandhills.	More information needed on occurrences and threats
X	<i>Campanula californica</i>	Swamp harebell	C2	Only colony at Camp Evers marsh in Scotts Valley habitat destroyed for golf course and trailer park.	Habitat destroyed.
	<i>Campanula exigua</i>	Chaparral harebell		Two small colonies in Zayante sandhills.	No immediate threat?
	<i>Castilleja latifolia</i>	Monterey Indian paintbrush		Coastal dunes at Sunset Beach State Park and Pajaro Dunes.	Most of population removed by residential development. Threatened by invasive exotics - European beachgrass and iceplant.
	<i>Ceanothus rigidus</i>	Monterey ceanothus	C2	Few plants in maritime chaparral in Calabasas area.	Threatened by residential development, competing exotics and fire suppression.
	<i>Chlorizantha pungens</i> var. <i>hartwegiana</i>	Ben Lomond Spineflower	FE	Zayante sandhills and Bonny Doon	Mining
	<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	C1	Sunset Beach and probably a few other sandy areas in south County but no recent collections.	More information needed on occurrences.
	<i>Chorizanthe robusta</i> var. <i>robusta</i>	Robust spineflower	FE	Found in a few sandy places in midcounty and Sunset Beach areas.	No immediate threat?
E	<i>Chorizanthe robusta</i> var. <i>hartwegii</i>	Hartweg's spineflower	C1	Restricted to a few flower fields in Scotts Valley	Threatened by proposed housing and golf course development.

KEY E = Endemic to Santa Cruz County

X = Extirpated in Santa Cruz County

† = Presumed extinct

STATE/  
FEDERAL  
STATUS:

CE = State listed as Endangered

CR = State listed as Rare

CC = Candidate for State listing

PE = Proposed as Endangered

FE = Federally listed as Endangered

C1 = Sufficient data to support federal listing

C2 = Threat and/or distribution data insufficient to support federal listing

C3c = Determined too widespread and/or not threatened for federal listing



**CALIFORNIA STATE PLANT SPECIES OF CONCERN FOUND IN SANTA CRUZ COUNTY - RARE AND/OR ENDANGERED**  
Updated 3/1/94

	SCIENTIFIC NAME	COMMON NAME	STATE/ FEDERAL STATUS	LOCATION	THREAT
	<i>Collinsia franciscana</i>	San Francisco collinsia		A few colonies on slopes in Greyhound Rock and Swanton areas.	No immediate threat.
	<i>Cupressus abramsiana</i>	Santa Cruz cypress	CE/FE	Isolated groves in chaparral at Bonny Doon, Eagle Rock, Bracken Brae and above Smith Grade.	Some loss due to residential and vineyard development. Two colonies are publically owned.
X?	<i>Cypripedium fasciculatum</i>	Clustered lady's slipper	C3c	Formerly reported near Glenwood and Boulder Creek. No recent records.	Presumed extirpated in Santa Cruz County, possibly due to collecting.
	<i>Elymus californicus</i>	California bottlebrush grass	C3c	Isolated colonies in openings in woodlands in Swanton area and a few mid county areas.	Most colonies not threatened at this time.
E	<i>Erigonum nudum decurrens</i>	Zayante buckwheat		Zayante sandhills and a few sandy areas in south county.	Reduced by mining and residential development, but common in remaining habitat.
	<i>Erysimum ammodendrum</i>	Coast wallflower	C2	Secondary coastal dunes at Sunset Beach and south to Monterey Co.	Threatened by iceplant
	<i>Erysimum franciscanum</i>	San Francisco wallflower	C2	Few small colonies on sandy bluffs in Greyhound Rock area; population is at the southern limit of its range.	Threatened by competition from iceplant
E	<i>Erysimum teretifolium</i>	Santa Cruz wallflower	CE/C1	Zayante sandhills and a small colony in Bonny Doon	Significantly reduced by quarrying. 2-3 populations protected, but largest population threatened by quarrying.
X?	<i>Fritillaria agrestis</i>	Stinkbells	C3c	Reported between Santa Cruz and Soquel, no recent records.	Probably lost long ago to agricultural and urban development.
	<i>Grindelia latifolia latifolia</i>	Coastal gumplant		Common in saltmarsh at Pajaro estuary and other places along the coast.	More common than originally considered; may be candidate for delisting.
E	<i>Gnaphalium zayanteense</i>	Zayante everlasting		Zayante sandhills	Probably much reduced by quarrying
	<i>Holocarpha macradenia</i>	Santa Cruz tarplant	CE/C1	A few colonies remaining in Watsonville area, Soquel/Live Oak area and at Graham Hill Rd.	Possibly all are currently or potentially threatened by various developments.
	<i>Horkelia cuneata ssp sericea</i>	Wedge leaved horkelia	C2	Coastal grasslands in Greyhound Rock area and possibly elsewhere	Probably much reduced by agriculture
	<i>Horkelia marinensis</i>	Pt. Reyes horkelia	C2	Native grasslands along Empire Grade	No immediate threat?
X?	<i>Lilium rubescens</i>	Redwood lily		Reported to occur south to Santa Cruz County. No recent records.	
	<i>Lomatium parvifolium</i>	Small leaved lomatium		A few found in maritime chaparral NW of Watsonville	Still extant? Possible threat from residential development.
	<i>Malacothamnus arcuatus</i>	Arcuate bushmallow		Few in chaparral near Big Basin	No immediate threats?
	<i>Microseris decipiens</i>	Santa Cruz microseris	C2	Few colonies in Greyhound Rock/Swanton area.	No immediate threats?

KEY	E = Endemic to Santa Cruz County	STATE/ FEDERAL STATUS:	CE = State listed as Endangered	FE = Federally listed as Endangered
	X = Extirpated in Santa Cruz County		CR = State listed as Rare	C1 = Sufficient data to support federal listing
	† = Presumed extinct		CC = Candidate for State listing	C2 = Threat and/or distribution data insufficient to support federal listing
				C3c = Determined too widespread and/or not threatened for federal listing

**CALIFORNIA STATE PLANT SPECIES OF CONCERN FOUND IN SANTA CRUZ COUNTY - RARE AND/OR ENDANGERED**  
Updated 3/1/94

	SCIENTIFIC NAME	COMMON NAME	STATE/ FEDERAL STATUS	LOCATION	THREAT
E?	<i>Mimulus rattanii</i> ssp <i>decurtatus</i>	Santa Cruz County monkeyflower		Chaparral borders in Zayante sandhills	Probably reduced by mining and residential development.
	<i>Monardella undulata</i> var <i>undulata</i>	Curly leaved coyote mint		Zayante sandhills	Much reduced by mining and residential development.
X?	<i>Pedicularis dudleyi</i>	Dudley's lousewort	CR/C3c	Reported from redwood forest at San Lorenzo River and Aptos, but no recent records.	
	<i>Penstemon rattanii</i> ssp <i>kleei</i>	Santa Cruz Mountains beardtongue		Few small populations in Nisene Marks State Park and Ben Lomond Mountain.	No immediate threats?
	<i>Pentachaeta bellidiflora</i>	White rayed pentachaeta	CC/C2	Big Basin Quadrangle	
	<i>Perideridia gairdneri</i> ssp <i>gairdneri</i>	Gairdner's yampoh	C2	Colonies on native terrace grasslands, mostly midcounty area, some in Swanton area	Much reduced by agriculture and urban development; remaining colonies threatened
	<i>Pinus radiata</i>	Monterey pine		Only native groves in Swanton area.	Possible threats due to disease and genetic pollution by artificially planted hybrids
	<i>Piperia elongata</i> ssp <i>michaelli</i>	Michael's rein orchid		Few colonies along north coast.	Some reduction due to trampling, otherwise numbers mysteriously decreasing
	<i>Plagiobothrys chorisianus</i> var <i>chorisianus</i>	Chorist's popcornflower		Scattered colonies in wet places, north coast grasslands, etc.	
†	<i>Plagiobothrys diffusus</i>	San Francisco popcornflower	CE/C2	Presumed extinct, since rediscovered in grassland near Swanton and other places near Santa Cruz and Scotts Valley	Most colonies threatened by housing development.
	<i>Quercus lobata</i>	Valley oak		Best grove near corner of Zayante and Quail Hollow Rds, small groves and individual trees scattered throughout San Lorenzo Valley and other areas	Future of main grove is under tain
X?	<i>Ranunculus lobbii</i>	Lobb's aquatic buttercup		Reported ly found in ponds and marshes south to central Santa Cruz County. No recent records.	
	<i>Ribes divaricatum</i> var <i>pubiflorum</i>	Straggly gooseberry		Fairly common in moist, brushy areas	No significant threats
	<i>Sanicula hoffmannii</i>	Hoffmann's sanicle	C3c	Several colonies in Last Chance Rd area	No immediate threats?
	<i>Silene verecunda</i> ssp <i>verecunda</i>	San Francisco campion	C2	Mudstone outcrops in Greyhound Rock area.	No immediate threats?
	<i>Stylocline amphibola</i>	Mt Diablo cottonweed		Scattered colonies on mudstone outcrops mostly in Greyhound Rock area, some in Scotts Valley area.	Scotts Valley colonies threatened by housing and golf course development.
	<i>Trifolium grayi</i>	West's clover		Colonies at isolated grasslands at Scotts Valley and a few other inland areas.	Threatened by housing and golf course development.

**KEY** E = Endemic to Santa Cruz County

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FEDERAL  
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insufficient to support federal listing

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not threatened for federal listing

## APPENDIX C

Appendix C consists of correspondence from Dwight Herr, County Counsel, to the Board of Supervisors which describes possible methods the County could utilize to help minimize the impact new development can have on school districts. This memo is based on state statutes in effect at the time it was written, and it is intended as a reference document for decision makers. As such, the information contained in the memo may be updated as needed without General Plan, LCP amendment or certification by the California Coastal Commission.



# COUNTY OF SANTA CRUZ

## INTER-OFFICE CORRESPONDENCE

DATE: April 20, 1994

TO: Board of Supervisors

FROM: Dwight L. Herr, County Counsel

SUBJECT: Mitigation Measures Regarding Impacts of Development Projects on School Facilities

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This is to respond to the Board's request for information about the possible use of the Mello-Roos Act as a mitigation measure with regard to the impact of development projects on school facilities.

For development projects requiring only a subdivision or development permit approval, Government Code Section 65996 specifies "the exclusive methods of mitigating environmental effects related to the adequacy of school facilities when considering the approval or the establishment of conditions for the approval" pursuant to CEQA or the State Subdivision Map Act. This list of exclusive methods for mitigating environmental effects relating to schools under CEQA includes provisions dealing with the lease/purchase of school facilities, acquisition of emergency classrooms, funding of school facilities through a school financing authority, and the lease of facilities from non-profit corporations, fees pursuant to Government Code Section 53080, financing of school facilities under the Mello-Roos Act, and fees pursuant to Government Code Sections 65970, et seq. (See Grupe Development Co. v. Superior Court (1993) 4 Cal.4th 911, holding that the only special taxes allowed under Government Code Section 65995 for school facilities would be pursuant to the Mello-Roos Act.)

Under the Mello-Roos Act, a school district may form a district for the purpose of financing school facilities. The creation of community facilities districts under the Mello-Roos Act is expressly exempt from local agency formation commission review. (Government Code Section 53318.5.) A resolution of intention to establish a community facilities district is to provide for a public hearing not less than 30 nor more than 60 days after the adoption of the resolution. (Government Code Section 53321.) Notice of the public hearing shall be published at least seven days prior to the hearing. (Government Code Section 53322.) At or before the time of the hearing, a report shall be submitted which describes the public facilities and services required to meet the needs of the district and the estimated costs of providing the costs and services. The resolution must specify the proposed



maximum special tax as a dollar amount which shall be calculated and thereby established not later than the date on which the parcel is first subject to the tax because of its use for private residential purposes, which amount shall not be increased over time more than two percent per year. (Government Code Section 53321.) At the conclusion of the public hearing, in the absence of a protest by more than 50 percent of the registered voters or owners of 50 percent or more of the area of land proposed to be included in the district, a resolution of formation can be adopted establishing the district. Any tax to finance such school facilities must be approved by a two-thirds vote of the voters of the proposed district. (Government Code Section 53325.1.) The proposed levy of special taxes by the community facilities district is required to be submitted to the voters within the community facilities district at least 90 days but not more than 180 days following the adoption of the resolution of formation. The vote shall be by the registered voters of the district provided that, if less than 12 persons are registered to vote within the proposed district, the vote shall be by the landowners of the proposed district with one vote allocated for each acre or portion of an acre of land owned within the proposed district. (Government Code Section 53326.) The election may be conducted by mail. (Government Code Section 53326.) An agency forming a community facilities district may sell bonds to pay for needed facilities, with the bonds to be repaid by special taxes which have been approved by the voters.

Under appropriate circumstances the County can condition approval of a development project upon the developer waiving any protests to inclusion of the development project within a proposed community services district for financing school facilities pursuant to the Mello-Roos Act or upon the developer participating in any other school facilities financing mechanism established by a school district in accordance with Government Code Section 65996. (Russ Building Partnership v. City and County of San Francisco (1988) 44 Cal.3d 839.) This mitigation would be in addition to the fees, charges, dedications and other school requirements which are subject to the statutory dollar limit for square foot of accessible space under Government Code Section 65995(b). A new program could be added to the General Plan under Policy 7.12.2 to read as follows:

"d. Consider imposition of additional condition on approval of a subdivision or residential development permit requiring the developer to waive any protest to any community facilities district proposed to be





Board of Supervisors  
April 20, 1994  
Page 3

established by a school district under the Mello-Roos Act to provide adequate school facilities, or requiring the developer to participate in any school facilities funding mechanism established by the school district pursuant to Government Code Section 65996 or pursuant to other statutory authorization then in existence. (Responsibility: Board of Supervisors, School Districts, Planning Department.)"

Under general law, any conditions imposed must be reasonable. (Nollan v. California Coastal Commission (1987) 483 U.S. 825; and Government Code Sections 66005, 65909(a), and 66475.4(b).) No development project requiring only a subdivision or development permit approval can be denied pursuant to CEQA or the State Subdivision Map Act on the basis of the inadequacy of school facilities. (Government Code Section 65996.)

The County is not limited as to the mitigation measures which it may consider for mitigating environmental impacts on school facilities from a project requiring a rezoning, or local coastal plan, specific plan, or general plan amendment. The County may also, pursuant to CEQA or the Subdivision Map Act, or County land use regulations, deny approval of a rezoning or local coastal plan, specific plan, or general plan amendment on the basis of the inadequacy of school facilities.

Under CEQA, the Board of Supervisors, in acting on applications for amendments to the County General Plan, specific plans, Local Coastal Plan, or rezonings, is the body designated by law to consider the adequacy of school facilities, and to determine whether to approve feasible mitigation measures for adverse school impacts, or whether to deny a proposal based on adverse school impacts or make a statement of overriding considerations notwithstanding that the project may have adverse school impacts. (Kliest v. City of Glendale (1976) 56 Cal.App.3d 770, 779.)

Very truly yours,

DWIGHT L. HERR, COUNTY COUNSEL

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Attachments

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